



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi -110002**

**E-File No.- PLG/MP/0015/2021/F-1/-O/o  
DY DIRECTOR (PLG)MP AND  
DC/449**

**Date : 06.08.2021**

**Subject: Minutes of the 9<sup>th</sup> Technical Committee meeting of DDA for the year 2021 held on 02.08.2021.**

The 9<sup>th</sup> Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 02.08.2021 at 03:00 PM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

**(Manju Paul)**

**Addl. Commissioner (Plg.)-I**

**To:**

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Member (Admin. & LM),DDA
4. Commissioner (Plg.),DDA
5. Chief Planner,TCPO
6. Chief Architect, HUPW,DDA
7. Chief Architect,NDMC
8. Chief Engineer (Property Development),DMRC
9. Chief Engineer (Elect.),DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape),DDA
14. Secretary,DUAC
15. Chief Town Planner, (SDMC, NDMC,EDMC)
16. Sr. Architect, (HQ-1), CPWD, NirmanBhawan
17. Dy. Commr. of Police (Traffic),Delhi
18. Land & Development Officer,(L&DO)
19. Director, Fire Service,GNCTD

**Special Invitees:**

1. Director, Rajya Sabha Secretariat, Parliament of India
2. Additional Chief Architect, V.C. Office, DDA
3. Director (Building), DDA
4. Representative from IGL



**Item No. 47/2021**

**Confirmation of the Minutes of 8<sup>th</sup> Technical Committee meeting held on 30.06.2021.  
PLG/MP/0014/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 8<sup>th</sup> Technical Committee held on 30.06.2021 were confirmed as circulated.

**Item No. 48/2021**

**Part modification in the layout plan of land allotted to the Rajya Sabha Secretariat at Sector XII, R.K. Puram, New Delhi w.r.t. change of use premise.  
PLG/MP/0059/2021/F-3/-AD(PLG-ZONE (PT.))AP-I**

The agenda was presented by representative from Rajya Sabha Secretariat, Parliament of India. After detailed deliberations, the agenda item was approved to be placed before the Authority for seeking its approval for change of use premise from 'Guest House' to 'Residential plot - Group Housing' in Public and Semi Public Use Zone under Clause 8 (2) of Chapter 17.0 Development Code in MPD 2021.

**Item No. 49/2021**

**Proposal for planning permission for CNG station on Private Land Khasra No. 33/15, Auchandi Village, Main Auchandi Border, Bawana Road, Delhi-110039 in view of notified regulations dated 08.03.2019.  
PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting of 2020.

**Item No. 50/2021**

**Planning permission for CNG station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.  
PLG/LP/0006/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)\**

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting of 2020.

**Item No. 51/2021**

**Construction of a new tower to construct 18 flats in Modern Co-op Group Housing Society at Plot No. 5, Sector - 15, Rohini, New Delhi as per Hon'ble Supreme Court of India Judgement dated 08.05.2019 to rehabilitate members of society evicted from their flats.  
PLG/MP/0079/2021/F-3/-O/o DY DIRECTOR (PLG)MP AND DC**

The agenda was presented by CTP, North DMC. It was observed that the agenda did not bring out the clarity w.r.t. location of the proposed building foot print on the plot and complete directions of Hon'ble Supreme Court. The agenda item was deferred and the same be presented in the next meeting with all the details.

The meeting ended with the vote of thanks to the chair.



## **ANNEXURE-I**

**List of participants of 9<sup>th</sup> Technical Committee meeting for the year 2021 dated 02.08.2021.**

### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Member (Admin & LM)
3. Commissioner (Plg.), DDA
4. Chief Architect, HUPW, DDA
5. Addl. Commissioner (Plg.) -I
6. Addl. Chief Architect, VC Office
7. Addl. Commissioner (Plg.)-II
8. Addl. Commissioner (Plg.)-III
9. Addl. Commissioner (Plg.)-IV
10. Director (Building), DDA
11. Dy. Director (Plg), Land Pooling

**Representatives of the following Organizations has also attended the meeting:**

1. L&DO
2. TCPO
3. East Delhi Municipal Corporation
4. North Delhi Municipal Corporation
5. South Delhi Municipal Corporation
6. Ms Renu Bhutani, Sr. Architect, CPWD
7. Delhi Fire Service
8. Rajya Sabha Secretariat
9. IGL
10. Traffic Police

*Major*



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> FLOOR, VIKAS MINAR  
I.P. Estate, New Delhi - 110002  
Phone No. : 23370507**

E-File No.- PLG/MP/0015/2021/F-  
1/-O/o DY DIRECTOR  
(PLG)MP AND DC/400

Date : 23.07.2021

**MEETING NOTICE**

The 9<sup>th</sup> Technical Committee Meeting of DDA for the year 2021 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 02.08.2021 at 03:00 PM**. The ID for the same is **170 902 6429** and the password is **12345**.

It is requested to make it convenient to attend the meeting.

*Manju Paul*  
(Manju Paul) 23/07/2021

**Addl. Commissioner (Plg.)-I**

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.)
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

**Special Invitees:**

1. Addl. Chief Architect, VC Office, DDA
2. Director, Rajya Sabha Secretariat, Parliament of India



## INDEX

### 09<sup>th</sup> Technical Committee Meeting to be held on 02.08.2021

Sl. No.	Item No.	Subject	Page No.
1.	47/2021	Confirmation of the Minutes of 8 <sup>th</sup> Technical Committee meeting held on 30.06.2021.  <b>PLG/MP/00014/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/</b>	1-4
2.	48/2021	Part modification in the layout plan of land allotted to the Rajya Sabha Secretariat at Sector XII, R.K. Puram, New Delhi w.r.t. change of use premise.  <b>PLG/MP/0059/2021/F-3/-AD(PLG-ZONE (PT.))AP-I</b>	5-11
3.	49/2021	Proposal for planning permission for CNG station on Private Land Khasra No. 33/15, Auchandi Village, Main Auchandi Border, Bawana Road, Delhi-110039 in view of notified regulations dated 08.03.2019  <b>PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)</b>	12-29
4.	50/2021	Planning permission for CNG station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.  <b>PLG/LP/0006/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)</b>	30-38
5.	51/2021	Construction of a new tower to construct 18 flats in Modern Co-op Group Housing Society at Plot No. 5, Sector – 15, Rohini, New Delhi as per Hon'ble Supreme Court of India Judgement dated 08.05.2019 to rehabilitate members of society evicted from their flats.  <b>PLG/MP/0079/2021/F-3/-O/o DY DIRECTOR (PLG)MP AND DC</b>	39 - 62



**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
 6<sup>th</sup> Floor, Vikas Minar  
 I.P. Estate, New Delhi - 110002

**E-File No.- PLG/MP/0014/2021/F-1/-O/o**  
**DY DIRECTOR (PLG)MP AND DC/ 383**

**Date : 03.07.2021**

**Subject: Minutes of the 8<sup>th</sup> Technical Committee meeting of DDA for the year 2021 held on 30.06.2021.**

The 8<sup>th</sup> Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 30.06.2021 at 03:00 PM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*

**(Manju Paul)**

**Addl. Commissioner (Plg)-I**

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

**Special Invitees:**

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Plg), Zone - D
3. Shri Deepak Dhaundiyal, Commandant, 55 Bn, CRPF
4. Shri Udeep K. Singhal, Chief General Manager, NHAI



**Item No. 42/2021**

**Confirmation of the Minutes of 7<sup>th</sup> Technical Committee meeting held on 14.06.2021.  
PLG/MP/0013/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 7<sup>th</sup> Technical Committee held on 14.06.2021 were confirmed as circulated.

**Item No. 43/2021**

**Proposed change of land use of an area measuring 1.94 acre(7850.90sq.m.) from 'Recreational (District Park)' to Public & Semi-Public Facilities' PS1 (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.  
PLG/MP/0023/2021/F-20/-AD(PLG-ZONE D) ]**

The agenda was presented by Director (Plg), Zone D. After detailed deliberations, the agenda item was recommended for further processing under Section- 11A of DD Act, 1957.

**Item No. 44/2021**

**Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19(I), Dwarka with Development Control Norms.**

**ENGG/CESP/0003/2021/F1/DWK-O/o CHIEF ENGINEER(SPORTS)**

The agenda was presented by Addl. Comm. (Plg.)- II. It was informed that the need for designating the Complex as International Sports Complex and proposing separate and special norms has arisen keeping in view of the following:

- i) The complex is being developed as first of its kind keeping up with the international standards.
- ii) The commercial component permitted in District Sports Centre is 5% of total FAR (sports related) in MPD-2021. As per the report of Transaction Advisor-Knight Frank, a self contained facility is the changing trend for hosting International Sports events,. Therefore there is a requirement to provide supplementing facilities like hotel, food courts etc. This will also make the project more attractive.

After detailed deliberations, it was recommended for placing before the Authority for its approval under Clause 8(3) sub-note 1 of Chapter 17.0 Development Code of Master Plan for Delhi - 2021 with the observation *"35% of the permissible FAR in the sports complex may be utilized for commercial development"*.

**Item No. 45/2021**

**Planning permission for CNG Station on Private Land Khasra No. 10/10 South J01 - 18], Village - Singhola, Tehsil - Alipur, Delhi in view of notified regulations dated 08.03.2019.**

**PLG/MP/0004/2021/F-7/-O/oADDL. COMM(R(PLG-PROJ MPMR)**

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting of 2020. However, in view of the observations made

by the officer of National Highway Authority of India, the NOC be obtained from NHAI / Highway Administrator and updated Letter of Intent be submitted to DDA by the applicant before the release of final Permission Letter.

**Item No. 46/2021**

**Planning permission for Petrol Pump & CNG on Private Land Khasra No. 36/19, 36/22/1, 36/22/2, Village -Mamurpur, Narela, Delhi in view of notified regulations dated 08.03.2019.**

**PLG/MP/0003/2021/F-7/-O/o ADDL. COMM(RPLG-PROJ) MPMR)**

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was recommended for Temporary Permission as per the General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting of 2020.

The meeting ended with the vote of thanks to the chair.

*Meeta*



**ANNEXURE-I**

**List of participants of 8<sup>th</sup> Technical Committee meeting for the year 2021 dated 30.06.2021.**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Chief Architect, VC Office
8. Addl. Commissioner (Plg.)-II
9. Addl. Commissioner (Plg.)-IV
10. Director (Plg), Zone D

**Representatives of the following Organizations has also attended the meeting:**

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Ms Renu Bhutani, Sr. Architect, CPWD
6. Delhi Fire Service
7. Delhi Urban Arts Commission
8. CRPF
9. NHAI



Agenda for Technical Committee

**SUBJECT:** Part modification in the layout plan of land allotted to the Rajya Sabha Secretariat at Sector XII, R.K. Puram, New Delhi w.r.t. change of use premise

**1. BACKGROUND:**

The matter related to allotment of 8700 sq. mtrs. of land at Sector XII, R.K. Puram, New Delhi for construction of residential accommodation for Rajya Sabha Secretariat was forwarded to DDA by the Director, Rajya Sabha Secretariat, Parliament of India for processing change of use premise from public and semi public to residential (group housing) in PSP Land Use.

**2. EXAMINATION:**

**2.1** The plot in question having an area of 8700 sq. mtrs. was allotted by the Land & Development Office (MoHUA) vide it's letter no. L- II-1(1409)/2003/207 dated 9th June 2003 to Rajya Sabha Secretariat and this is proposed to be utilized for residential group housing as staff quarters.

The land U/R is part of Facility Center-27 in the planning Zone-F wherein, the ownership of land is with L&DO and the same was allotted to Rajya Sabha secretariat at sector XI, R.K. Puram for construction of Guest House. The layout plan of the area U/R (FC-27) prepared by CPWD. It is given to understanding from DDA that proposal for change of land use of above said land U/R i.e. land measuring 0.870 ha. as Post-Facto case from Public & Semi Public to Residential (proposal for guest house-'Atithi' for Rajya Sabha members) was also processed as part of 10 proposed land uses but the proposal of change of land use from Public & Semi Public to Residential (proposal for guest house-'Atithi' for Rajya Sabha members) on the above said land in question, was not notified by the Ministry of Urban Development (Delhi Division).

**2.2 Provisions of Zonal Development Plan of Zone-F under MPD-2021:**

The plot in question falls under the land use category of 'Public & Semi-Public' as per Zonal Development Plan of Zone-F under MPD-2021.

**2.3 Provisions of Master Plan for Delhi-2021:**

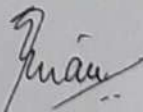
As per MDP-2021 provisions, under Sub/Clause 8(2) "PERMISSION OF USE PREMISES IN USE ZONES" (As part of approval of Layout Plan or as a case of special permission from the Authority) the use premise Residential Plot-Group Housing is permitted in Public & Semi-Public Use Zone.

**2.4 Land Status as per Report of L&DO:**

i) Land & Development Office (MoHUA) vide it's letter no. L- II-1(1409)/2003/207 dated 9th June 2003 had allotted land measuring 8700 sq. mtrs. at Sector-XII, R K Puram to Rajya Sabha Secretariat.

**2.5** The total station survey is provided by the office of Rajya Sabha Secretariat.

**2.6** Based on the above requirements to change the use premise of site u/r is proposed for residential (group housing).

  
(एम. शशिलेखा नायर/M. SASILEKHA NAIR)  
निदेशक/Director  
राज्य सभा सचिवालय/Rajya Sabha Secretariat  
भारतीय संसद/Parliament of India  
नई दिल्ली/New Delhi



**3. PROPOSAL:**

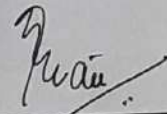
Based on the above, the Technical Committee may consider "modification in the layout plan of land allotted to Rajya Sabha Secretariat at Sector XII, R.K. Puram w.r.t. change of use premise from public semi public to residential (group housing)" and to further process the matter under Sub/Clause 8(2) of MPD-2021 for Special Permission from the Authority.

**4. RECOMMENDATION:**

Keeping in view the facts explained above, the proposal placed before the Technical Committee for the consideration & approval for layout modification for change of use premise and further processing the matter under Sub/Clause 8(2) of MPD-2021 for Special Permission from the Authority. Copy of proposed layout plan with change of use premise is attached as Annexure-A.

**5. FOLLOW UP ACTION:**

Once the above proposal considered & approved by the Technical Committee, the same shall be placed before the Authority for Special Permission under Sub/Clause 8(2) of MPD-2021.



Director

Rajya Sabha Secretariat

(एम्. शशिलेखा नायर/M. SASILEKHA NAIR)  
निदेशक/Director  
राज्य सभा सचिवालय/Rajya Sabha Secretariat  
भारतीय संसद/Parliament of India  
नई दिल्ली/New Delhi



162909/2021/O/o DIRECTOR (PLG-PART) MPMR & NCR





L&DO/L-IIA/1(1409)/2021 /224  
Government of India  
Ministry of Housing & Urban Affairs  
Land & Development Office

Nirman Bhawan, New Delhi  
Dated : 15<sup>th</sup> July, 2021

To,

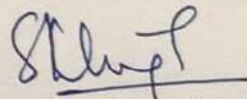
The Commissioner (Planning),  
5<sup>th</sup> Floor, Vikas Minar,  
Delhi Development Authority,  
Indraprastha Estate, Delhi-110002.

Sub: Construction of Residential Accommodation for Rajya Sabha Secretariat at  
Sector-XII, R.K. Puram, New Delhi – change of land use – reg.

Madam,

I am directed to refer to the subject mentioned above and to say that this office has No Objection in processing the change of use premise from public and semi-public to residential (group housing) use by the DDA.

Yours faithfully,



(Satish Kumar Singh)

Dy. Land and Development Officer-IV

Ph. 011-23061448

**PLANNING OBSERVATIONS**

(Observations of Planning Unit- Zone F & NCRPB for the Change of Use Premise of 8700 sqm. Land at Sector XII, R.K. Puram, New Delhi from Guest Hostel to Residential-Group Housing under PSP Land Use under ***SUB/CLAUSE 8(2) "PERMISSION OF USE PREMISES IN USE ZONES"*** of MPD-2021)

Rajya Sabh Secretariat vide letter dated 09.07.2021 has submitted the Agenda for Technical Committee with respect to Change of Use Premise of Land Admeasuring 8700 sqm along with the copy of Layout Plan prepared by CPWD wherein the site has been earmarked as Rajya Sabha Secretariat for Guest Hostel.

The Land-use of the site under reference is 'Public Semi -Public' as per Zonal Development Plan of Zone-F.

As per the LOP available in Planning Unit Zone F & NCRPB, the site under reference forms part of the area earmarked as "Plot for St. Columbus" and "Plot for Primary School 4 storied".

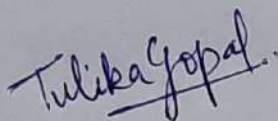
L&DO has provided NOC for changing the use premise of the said site from Public & Semi-public to Residential-group Housing vide their letter dated 15.07.2021.

As the Rajya Sabha Secretariat has only requested for change of use premise, the land use will remain PSP and the premise will be Residential Group Housing with the following development controls as per the provisions provided in the Para 13.11 ***PUBLIC & SEMI-PUBLIC FACILITIES / PREMISES*** of MPD-2021 (Copy Enclosed as Annexure):

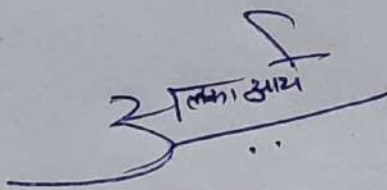
1. Max. Ground Coverage = 30%
2. Max. Floor Area Ratio =120
3. Max. Height =26 m.

After the approval from the competent authority, the change of use premise as approved will be communicated to L&DO, GOI/ CPWD for incorporation in the concerned Layout Plan and further communicating to Rajya Sabha Secretariat for taking further necessary actions.

Enclosed: As above.



(Tulika Gopal)  
Planning Assistant  
NCRPB, DDA



(Alka Arya)  
Director  
Zone F & NCRPB, DDA



(Dr. K. Sri Rangan)  
Additional Commissioner  
Planning-III



MPD-2021 modified upto 31/03/2017

**13.10 CREMATION GROUND, BURIAL GROUND & CEMETERY**

At present there are 59 cremation grounds and 4 graveyards (qabristans) of the <sup>1</sup>[Municipal Corporation of Delhi] and Delhi Waqf Board has 53 burial grounds.

- i) In the existing cremation grounds, provision of crematorium is to be made.
- ii) In proposed urban extension new burial grounds / crematorium / cremation grounds / cemetery etc. are to be planned with proper parking and landscape provisions. The plot area to be <sup>2</sup>[up to 0.5 Ha.] per 5.0 lakh population for a cremation ground and upto 1.0 Ha. per 10 lakh population for a cemetery and burial ground subject to availability of land.
- iii) <sup>3</sup>[In proposed urban extension new burial grounds/ crematoriums are to be planned for pet and stray animals. The plot area to be up to 0.2Ha. per 10 lakh population.
- iv) Burial Grounds for pet animals should be located separately from burial grounds, crematoriums and cemetery.]

**13.11 PUBLIC & SEMI-PUBLIC FACILITIES / PREMISES**

The following norms shall be applicable in case of PSP facilities / premises, for which specific development controls have not been specified.

1. Max. Ground Coverage 30%
2. Max. Floor Area Ratio 120
3. Max. Height 26 m.

**Other controls:**

Parking @ 2 ECS/ 100 sqm. of floor area. Other controls as given in Development Code chapter.

**Note:**

- i) <sup>4</sup>[In case of plots allotted to political parties by the government land housing agencies, up to 15% of maximum FAR may be utilized for residential hostel accommodation.]
- ii) <sup>5</sup>[Amalgamation of the smaller PSP plots or sub division of the larger PSP plots for a single or its multiple use, is allowed with the permissible PSP facilities as per the provisions of MPD-2021.]

**DEFINITIONS AND PERMISSIBLE USE PREMISES IN SUB USE ZONES****Table 13.20: Health Facilities**

Sl. No.	Use Premises	Definitions	Activities Permitted
1.	Hospital	A premise providing medical facilities of general or specialised nature for treatment of indoor and outdoor patients. It may be managed by public, private or charitable institution.	Hospital, Staff accommodation, patient attendant accommodation, Institutional Hostel, Medical College, <sup>6</sup> [(only on plot size 2.5 ha. to 4.5 ha., approximately).]

<sup>1</sup> Modified vide S.O.3173(E) dated 24-08-2016

<sup>2</sup> Added vide S.O. 2789(E) dated 24-08-2016

<sup>3</sup> Added vide S.O. 2789(E) dated 24-08-2016

<sup>4</sup> Added vide S.O. 2894(E) dated 23-09-2013

<sup>5</sup> Added vide S.O. 2895(E) dated 23-09-2013

<sup>6</sup> Added vide S.O. 2893(E) dated 23-09-2013



**भारतीय संसद**  
**PARLIAMENT OF INDIA**  
**राज्य सभा सचिवालय**  
**RAJYA SABHA SECRETARIAT**

संसद भवन/संसदीय सौध,  
 नई दिल्ली-110001  
 वेबसाईट : <http://rajyasabha.nic.in>

आयुक्त (योजना) कार्यालय  
 डायरी सं. I-816  
 दिनांक 12/7/2021

Parliament House/Annexe,  
 New Delhi-110001,  
 Website : <http://rajyasabha.nic.in>

Date: 09<sup>th</sup> July 2021

No. RS.4(xv)/20/2020-GA

To,  
 Commissioner (Plg.), DDA  
 5<sup>th</sup> Floor, Vikas Minar,  
 DDA Office, New Delhi-110002

Office of AC (PLG) 3  
 Dy. No. 596  
 Date 14/7/2021

**Work: Construction of Residential Accommodation for Rajya Sabha Secretariat at Sector XII, R.K. Puram, New Delhi**

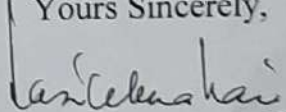
**Subject: Part modification in the layout plan of land allotted to the Rajya Sabha Secretariat at Sector XII, R.K. Puram, New Delhi w.r.t. change of use premise.**

Madam,

The Land & Development Office (MoHUA) vide its letter no. LII-1(1409)/2003/207 dated 9<sup>th</sup> June 2003 had allotted land measuring 8700 sq. mtrs. at Sector-XII, R K Puram to Rajya Sabha Secretariat. In this connection, a letter dated 07<sup>th</sup> June 2021 was sent to Delhi Development Authority (DDA) seeking information regarding permissible use premise and maximum coverage/FAR for the said project.

2. A reply dated 06<sup>th</sup> July 2021 was received from DDA informing that land owning agency needs to submit proposal for Technical Committee to DDA to be placed for special provision under Sub/Clause 8(2) "Permission of Use Premises in Use Zones" as per MPD-2021 for changing the use premise of the site under reference to Residential (group housing).

3. Accordingly, a proposal by this Secretariat is being forwarded herewith for your kind consideration and necessary action.

Yours Sincerely,  
  
**(SASILEKHA NAIR)**  
**DIRECTOR**

Ph. 011-23034066  
 Email: [rsga@sansad.nic.in](mailto:rsga@sansad.nic.in)

*hmm*  
 14/7/2021  
 AC (PLG) 3

*urgent, pl*

*to Mr.*

14/07/2021

Director (Plg.) / MPMR & NCRPB

AD (Plg.) / MPMR & NCRPB / Plg. 3

*AP*  
 14/07/2021

*31 मिन 31 मिन*  
 14/07/2021

[Draft Agenda for T.C.]

ITEM NO.: /2021

**Subject: Proposal for planning permission for CNG station on Private Land Khasra No. 33/15, Auchandi Village, Main Auchandi Border, Bawana Road, Delhi-10039 in view of notified regulations dated 08.03.2019**

(PLG/LP/0004/2021/N/FSTN)

**1. BACKGROUND:**

- 1.1 The agenda for planning permission for CNG station on Private Land Kh. No. 33/15, Village Auchandi, Main Auchandi Border, Bawana Road, Delhi was approved in TC Meeting dt. 08.03.2021 vide **Item No. 28/2021** for temporary permission as per General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> TC meeting of 2020. (*Agenda and Minutes annexed as **Annexure-A***)
- 1.2 The matter was accordingly processed for authentication and verification of the site/linear layout plan. As per site survey report dt. 25.03.2021 by Survey Deptt. along with revenue officials it was submitted that Maya Mahal party lawn is running on part of the site where CNG station has been recommended by IGL.
- 1.3 The survey report dt. 25.03.2021 was communicated to IGL vide letter dt. 7.4.2021. In response, IGL vide letter dt. 2.7.2021 has submitted its clarifications and revised documents & linear layout plan of land remaining in the same Kh. as per lease agreement. As per the site plan, the revised proposed site is now shifted towards right side within the same khasra.

**2. EXAMINATION:**

- 2.1 A Joint Site Inspection/ Survey was conducted on 16.07.2021 by officials of planning, survey, Revenue, IGL for ascertaining the fulfillment of the site w.r.t plot details as submitted in the linear layout plan dt. 02.07.2021. Based on the verification during site visit, a revised Linear Layout Plan dt. 28.07.2021 submitted by IGL is annexed as **Annexure-B**.
- 2.2 As per the revised linear layout plan, the proposed site has been shifted towards right within the same khasra and as per the planning parameters of the regulations dt. 8.3.2020 w.r.t Land Use, access road details, distance of site from nearest intersection, distance of site from the nearest fuel station of the same category are the same as approved in the 4<sup>th</sup> TC, 2021.
- 2.3 Plan showing the comparative location of 'earlier proposed site' and the 'revised site' is annexed as **Annexure-C**. The comparison between the sites is given in the following table :



S. No.	Parameters	Earlier Proposed Site	Revised Proposed Site	Remarks
1	Area of plot	1437.17 sq m approved in 4 <sup>th</sup> T.C.	1483.55 sq m ( <i>verified on site</i> )	Increase in area – 46.38 sqm
2	Site plan showing ingress & egress points	YES	YES	Triangular shaped land of 109.98 sqm (part of road as per revenue records) lies b/w the site and access road.
3	Existing road width in front of the plot	25 m	24.2 m	Road widening to 40 m proposed RoW will not affect the revised site as per linear layout plan.

### 3. PROPOSAL


In view of the above examination in para 2.0, the earlier approval of the 4<sup>th</sup> TC 2021 is being revised for granting planning permission for CNG station on revised proposed site falling in Kh. No. 33//15, Auchandi Village (**refer ANNEXURE-B**). The proposal is placed before the Technical Committee for approval subject to the following conditions:

- i. The land required for road widening, if any or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. The area reserved for road widening for the proposed RoW shall be maintained as green and be utilized only for proper ingress and egress to the proposed CNG station
- iii. All necessary clearances from the concerned authorities shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA.
- iv. All conditions as laid down in Clause 3 of S.O. 1244 dated 08.03.2019 and various T.C. decisions shall be mandatorily complied.
- v. Undertaking by IGL to the effect that it would ensure immediate cancellation of temporary permission granted in LP areas after 5 years or preparation of LOP whichever is earlier and no claims/ compensation whatsoever shall be accepted.
- vi. Before issuing NOC to the applicant, CL Department of DDA may verify the ownership details as submitted by the applicant; and ensure that the site under reference is not affected by any revenue related impediments such as revenue rasta, drain etc including the status of triangular shaped land of 109.98 sqm (part of road as per revenue records) b/w the site and access road.
- vii. Submission of revised PESO drawing. Extended Lol, NOC from Traffic based on the revised proposed site mentioned above.

#### 4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

  
Asstt. Director (Plg.),  
LP/Zone N

  
Dy. Director (Plg.) Land  
Policy/Zone N & P-II

  
Director (Plg.)  
Land Pooling

  
Addl. Commissioner (Plg.)-  
IV  
Land Pooling



**[Draft Agenda for Technical Committee]**

ITEM NO.: /2021

**Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra No. 33/15, Village Auchandi, Main Auchandi Border, Bawana Road, Delhi in view of notified regulations dated 08.03.2019.**

PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)

**1. BACKGROUND**

- 1.1. A file bearing number **F.13(13)/2019/Pvt. Land/CL** was received in this office from Director (CL), DDA. Vide the file, PUC received from M/s Alliance Energy for grant of NOC for setting up CNG/ EVC Station on private land at **Khasra No. 33/15, Auchandi Village** in Delhi has been forwarded by CL Department, DDA to Planning Department, DDA with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee
- 1.2. Central Government vide S.O. 1244 dated 08.03.2019 notified '*Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi*'.
- 1.3. Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4. Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5. In the 4th Technical Committee meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the Technical Committee Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

**2. FOLLOW-UP ACTION**

- 2.1 A Joint Site Inspection was held by Planning Department on 08.06.2020 along with representatives of IGL and revenue officers of LPC for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019. During the site visit it was observed that:
  - i. Since the site is located in a Green Belt Village of which the Khasra based revenue records are not available with the Revenue/LM Dept. of DDA, therefore, the applicant needs to submit location of Khasra 33//15 verified by Revenue Dept., GNCTD.

- ii. The RoW of the approach road (main Auchandi Border Bawana road) to the site is not reflected in the ZDP/MPD, thus the applicant needs to submit necessary clarification w.r.t. existing/proposed RoW from the road owning agency/GNCTD.

2.2 In view of the above and decisions of the 4<sup>th</sup> TC dated 20.07.2020 the requisite documents/clarification were sought from the applicant including authenticated ownership documents w.r.t khasras coming under proposed site vide letter dated 25.06.2020, 02.09.2020 and email dt. 24.02.2021.

2.3 In compliance to the decisions taken in the 4th Technical Committee meeting of DDA dated 20.07.2020 and based on the findings from the site visit, Chief General Manager (CNG Projects) IGL in its response has submitted PESO approval, Undertakings, revised linear layout and authenticated aks shizra of the khasras u/r vide letters dated 09.02.2021 and 03.03.2021. Further IGL vide its letter dated 09.02.2021 has conveyed the following:

- i. *We would like to request DDA to consider this retail outlet on existing 25 metres wide road as there is no CNG pump in the 5-7 km vicinity. Even DDA has allotted pumps on 24 m. road on the same consideration. Same was been approved in TC recently. We are leaving approximately 7.5 metres of our land for road widening making a future provision of 40 m. ROW*
- ii. *The NOC from the traffic police will be submitted at the time of taking final NOC.*
- iii. *We will only install CNG facility on the subject land and shall not demand any differential in the rates for the CLU in future if the same is being installed at a later stage after approval from DFS and PESO.*

### 3. EXAMINATION

3.1 As per the ZDP, Zone N, the proposed site is located in village Auchandi which is a Green Belt Village. The tentative location of the proposed site as per ZDP Zone N is placed at **Annexure A**.

3.2 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criteria laid down in regulations dt. 08.03.2020 and the requirements / guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020, 05.10.2020 & 04.12.2020 is as under:

S. No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
a	Planning Zone in which the site falls	Zone N	Planning Zone N	—
b	Land use as per MPD-	-	Green Belt Village	Site Location marked



	2021/ Zonal Development Plan			on ZDP, Zone N (refer Annexure A)
c	Whether site lies in Urban area or Rural area	Rural	Rural	<i>Village Auchandi is Rural.</i>
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	No	Yes	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	No	No	-
h	Name of Land Pooling Zone & Sector number	N/A	N/A	
i	Undertaking for participation in Land Pooling Policy	Yes	N/A	Site u/r is on lease. Applicant and the land owner dated 09.02.2021 have submitted the Undertaking vide IGL letter.
<b>2</b>	<b>PLOT DETAILS (Linear Layout Plan- Annexure B)</b>			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG Station  IGL vide letter dt. 09.02.2021 has informed that 'We will only install CNG facility on the subject land and shall not demand any differential in the rates for the CLU in future if the same is being installed at a later stage after approval from DFS and	CNG	As per Minutes of the 7 <sup>th</sup> Technical Committee held on 05.10.2020, 'EV Station may not be considered currently in the proposal till the norms are formulated and notified.'

		PESO.'		
b	Area of plot (in sq m) *	1437.15 sq m	1437.15 sqm	As per Linear Layout submitted vide letter dated 03.03.2021
c	Plot Dimensions (in m) * - Front - Back - Left - Right	Front –37.53 m Back – 37.70m Left – 46.56m Right – 31.73m	Front –37.53 m Back – 37.70m Left – 46.56m Right – 31.73m	
d	Whether Plot frontage is at least 30 m, if not what is it? *	YES	YES 37.53 m (as per submitted drawing)	
e	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)*	7.76 mts. (288.74 sqm.)	7.76 mts. (288.74 sqm.)	Area left for road widening is considering proposed RoW of 40 m of main Auchandi Border Bawana road.
f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	N/A	N/A	Not required as area of plot is less than 1485 Sqm
g	Site plan showing ingress & egress points	YES	Submitted	–
3	<b>ROAD/ APPROACH DETAILS</b>			
a	Whether the Site lies on National Highway	No	No	<ul style="list-style-type: none"> <li>•Fulfillment of stipulated minimum existing/ proposed RoW as mentioned in notified Regulations dated 08.03.2019, i.e., 30 m, cannot be confirmed/ ascertained in this case.</li> <li>•Further IGL vide its letter dated 09.02.2021 has conveyed We would like to request DDA to consider this retail outlet on existing 25 metres wide road as there is no CNG</li> </ul>
b	Proposed RoW (as per notified ZDP)	Proposed RoW- 40m	The approach road and its RoW (main Auchandi Border Bawana road) to the site is not reflected in the ZDP/MPD	
c	Existing road width in front of the plot *	25 mts.	22 m approx.	



				<p>pump in the 5-7 km vicinity. Even DDA has allotted pumps on 24 m. road on the same consideration. Same was been approved in TC recently. We are leaving approximately 7.5 metres of our land for road widening making a future provision of 40 m. ROW.</p>
4	DISTANCE OF SITE FROM NEAREST INTERSECTION			
a	From minor road having RoW less than 30m	150 mts.	More than 50m	In conformity as per provisions stipulated in Regulations dated 08.03.2019.
b	From major road having RoW more than 30m	277.6 mts.	More than 100m	
5	DISTANCE OF SITE FROM THE NEAREST FUEL STATION OF SAME CATEGORY			
a	Divided carriageway <ul style="list-style-type: none"><li>- Same side of road</li><li>- Opposite side of road</li></ul>	<ul style="list-style-type: none"><li>- More than 1000 m</li><li>- More than 500 m</li></ul>	<ul style="list-style-type: none"><li>- More than 1000m</li><li>- More than 500m</li></ul>	In conformity as per provisions stipulated in Regulations dated 08.03.2019
b	Undivided Carriageway <ul style="list-style-type: none"><li>- Opposite side of road</li></ul>	—	Not applicable	
6	APPROVALS/ NOC TAKEN FROM OTHER AUTHORITIES			
a	PESO Approved Drawing	Yes	Submitted PESO Drawing does not match with the Linear Layout dated 03.03.2021	Revised PESO Drawing to be submitted
b	Approval from PESO	Submitted	Submitted	
c	LOI	YES	Submitted LOI only valid upto 18.03.2020.	Extended LOI to be submitted.
d	NOC from Traffic Police	IGL vide letter dated 09.02.2021 has conveyed	-	As per Minutes of the 7 <sup>th</sup> TC held on 05.10.2020, Item no.

		that 'The NOC from the traffic police will be submitted at the time of taking final NOC'.		39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
e	Approval from NHAI (if applicable)	—	N/A	
f	Division of Site in 80:20 ratio for CNG and EV respectively		N/A	As per Minutes of the 7 <sup>th</sup> TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.'
g	Any other approval/ NOC (if taken)	—		
7	<b>Current Status of Site</b>	—	Site is currently Vacant	

\*Note: Detail furnished by IGL at Sr. No. 2(b) to (e) and 3(c) are to be verified/authenticated based on actual surveys.

3.3 Clause 3(i) of the regulations dated 08.03.2020 stipulates that, *It shall be located on Master Plan/ Zonal Plan existing/proposed roads of minimum 30 m RoW (as per Master Plan / PWD/ MCD/ Revenue records).*

3.3.1 The site under reference lies on main Auchandi Border Bawana road with existing RoW of 25 mts. (as per Linear Layout Plan) and its proposed RoW is not mentioned in Master Plan for Delhi- 2021 or Zonal Development of Zone N and neither are the details available from the road owning agency. As such fulfillment of stipulated minimum RoW as mentioned in notified Regulations dated 08.03.2019, i.e., 30 m, cannot be confirmed/ ascertained in this case.

3.3.2 Further IGL vide its letter dated 09.02.2021 has conveyed the following:

*We would like to request DDA to consider this retail outlet on existing 25 metres wide road as there is no CNG pump in the 5-7 km vicinity. Even DDA has allotted pumps on 24 m. road on the same consideration. Same was been approved in TC recently.*

*We are leaving approximately 7.5 metres of our land for road widening making a future provision of 40 m. ROW*


#### 4. PROPOSAL

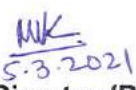
In view of the examination as per Modalities issued by CL Branch and observations in para 3.3 above, all the planning parameters **except 3(i)** of the regulations dt. 08.03.2019 w.r.t minimum 30 mts. RoW are being fulfilled. Accordingly, the proposal for planning permission and NOC for CNG Station on Private **Khasra No. 33//15, Village Auchandi, Delhi** may be deliberated by the Technical Committee, subject to the following conditions:

- i. Land required for future road widening, if any, or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. The area reserved for road widening for the proposed RoW shall be maintained as green and be utilized only for proper ingress and egress to the proposed CNG station. .
- iii. All necessary clearances from the concerned authorities shall be obtained before execution.
- iv. All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 and various Technical Committee observations/ directions shall be mandatorily complied.
- v. Undertaking by IGL to the effect that it would ensure immediate cancellation of temporary permission granted in Land Pooling areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever shall be accepted.
- vi. Before issuing NOC to the applicant, CL Department, DDA may verify the ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Rasta, drain, etc.

#### 5. RECOMMENDATION

The proposal as contained in para 4 above is placed before the Technical Committee for consideration please.

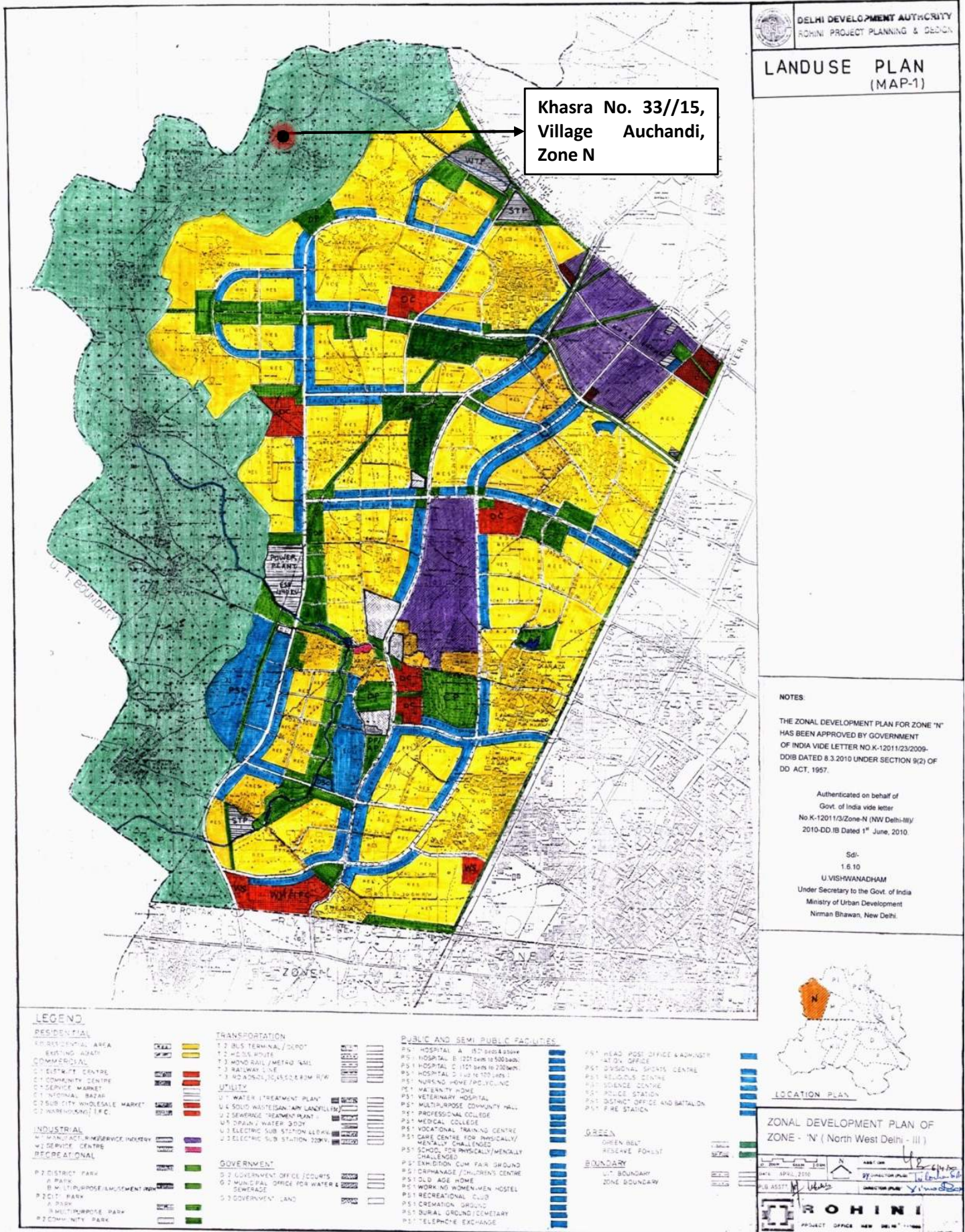
  
Asstt. Director (Plg.),  
LP/Zone N

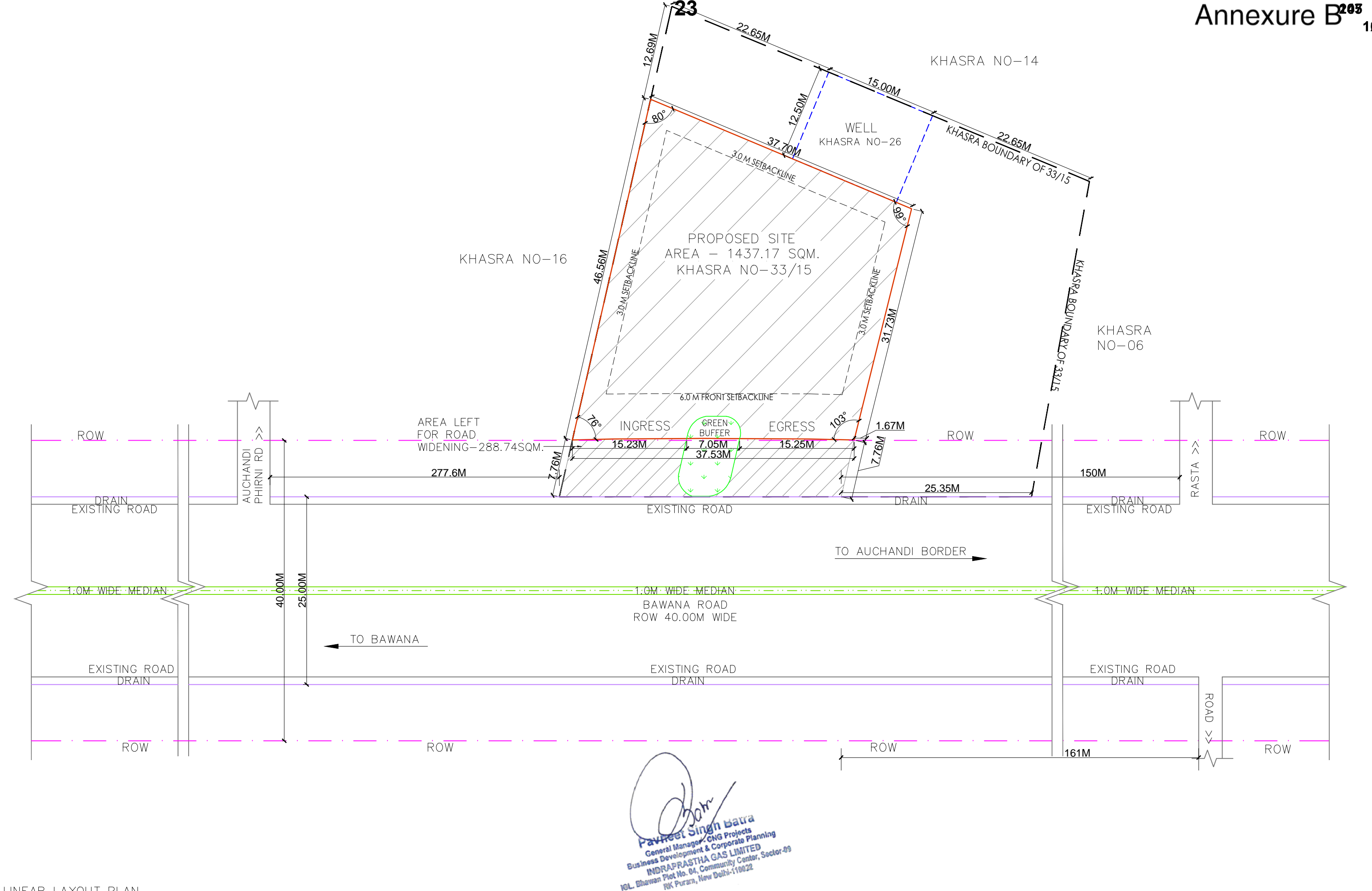
  
Dy. Director (Plg.)  
Land Pooling LP/Zone N & PII

  
Addl. Commissioner (Plg.)-IV  
DDA



## ANNEXURE A





LINEAR LAYOUT PLAN

PROJECT : PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT – KHASRA NO. 33/15, VILLAGE AUCHANDI MAIN BAWANA AUCHANDI BORDER ROAD, DELHI	DATE 03-03-2021	DRAWN BY AR. YASHK	
	SCALE– N.T.S.	DWG NO.– 08	





DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi -110002

E-File No.- PLG/MP/0007/2021/F-  
1/-O/o DY DIRECTOR  
(PLG)MP AND DC/185

Date : 12.03.2021

**Subject: Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2021 held on 08.03.2021 and 09.03.2021.**

The 4<sup>th</sup> Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 08.03.2021 at 11:00 AM and continued on 09.03.2021 at 04:00 PM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*  
(Manju Paul)

Addl. Commissioner (Plg)-I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

**Special Invitees:**

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL



**Item No. 25/2021**

**Confirmation of the Minutes of 3rd Technical Committee meeting held on 22.02.2021.  
PLG/MP/0004/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 3<sup>rd</sup> Technical Committee held on 22.02.2021 were confirmed as circulated.

**Item No. 26/2021**

**CNG Station on Private Land Khasra No. 62//12, Village Pooth Khurd, Main Bawana Auchandi road, Delhi- Proposal for rejection of planning permission as the site under consideration is not meeting the parameters of the notified regulations dated 08.03.2019  
PLG/LP/0003/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was rejected as it did not fulfil the policy parameters.

**Item No. 27/2021**

**Planning permission for CNG Station on Private Land Khasra no. 38//5/2, Village Tikri Kalan, Delhi.  
PLG/LP/0004/2021/LIFSTN-O/O DD (PLG) LANDPOOLING (ZONEK-I,L)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting of 2020 subject to the NOC from Road Owning Agency, PWD and Fire Department.

**Item No.28/2021**

**Proposal for planning permission for CNG/EV Charging Station on Private Land Khasra No. 33/15, Village Auchandi, Main Auchandi Border, Bawana Road, Delhi in view of notified regulations dated 08.03.2019.  
PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting of 2020.

**Item No.29/2021**

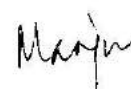
**Planning permission for CNG Station on Private Land Khasra no. 5//23/1, Village Kharkhari Nahar, Delhi.  
PLG/LP/0003/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the Agenda Item was approved for Temporary Permission as per the General Provisions approved in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting of 2020.

**Item No.30/2021**

**Proposal regarding inclusion of Affordable Rental Housing Complex (ARHC) Scheme in MPD-2021  
PLG/MP/0004/2021/F-15/-O/o DY DIRECTOR (PLG) MP AND DC**

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda Item was recommended for further processing under Section- 11A of DD Act, 1957.



Item No.31/2021

**Modification in MPD-2021 w.r.t. Development Control Norms of Multi Level Parking for private modes.**

**PLG/MP/0016/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC**

The agenda was presented by Dy. Director (Plg.) MP & DC. After detailed deliberations, language was simplified and norms were modified and an optimal limit of FAR 100 or 3000 sqm (whichever is less), which can be utilized for remunerative uses i.e. activities permitted in LSC, Residential and Public and Semi Public uses except Banqueting and multiplexes was fixed. The modified norms are annexed as **Annexure A** to the minutes. The same be further processed under Section- 11A of DD Act, 1957.

Item No.32/2021

**Draft Policy for Dynamic Parking Norms for Delhi.**

**F15(01)2021-MP**

The agenda was presented by Dy. Director (Plg.) MP & DC. After detailed deliberations, keeping in view the studies done under MPD-2041 and the feasibility of the implementation, the Policy was approved with specific modifications for placing before the meeting of the Authority. The modified Policy is annexed as **Annexure B** to the minutes. The same be further processed under Section- 11A of DD Act, 1957.

Item No.33/2021

**Proposed change of land use of land measuring about 20416.67 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.**

**PLG/MP/0012/2021/F-20/-AD(PLG-ZONE F(PT.))AP-I**

The agenda was presented by Director (Plg), Zone - F. After detailed deliberations, the Agenda Item was deferred for re-examination.

The meeting ended with the vote of thanks to the chair.



**ANNEXURE-I**

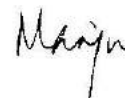
List of participants of 4<sup>th</sup> Technical Committee meeting for the year 2021 dated 08.03.2021 and 09.03.2021.

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Chief Architect, HUPW, DDA
5. Addl. Commissioner (Plg.) -I
6. Addl. Chief Architect, VC Office
7. Addl. Commissioner (Plg.)-II
8. Addl. Commissioner (Plg.)-III
9. Addl. Commissioner (Plg.)-IV

**Representatives of the following Organizations has also attended the meeting:**

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. Delhi Urban Art Commission
7. IGL

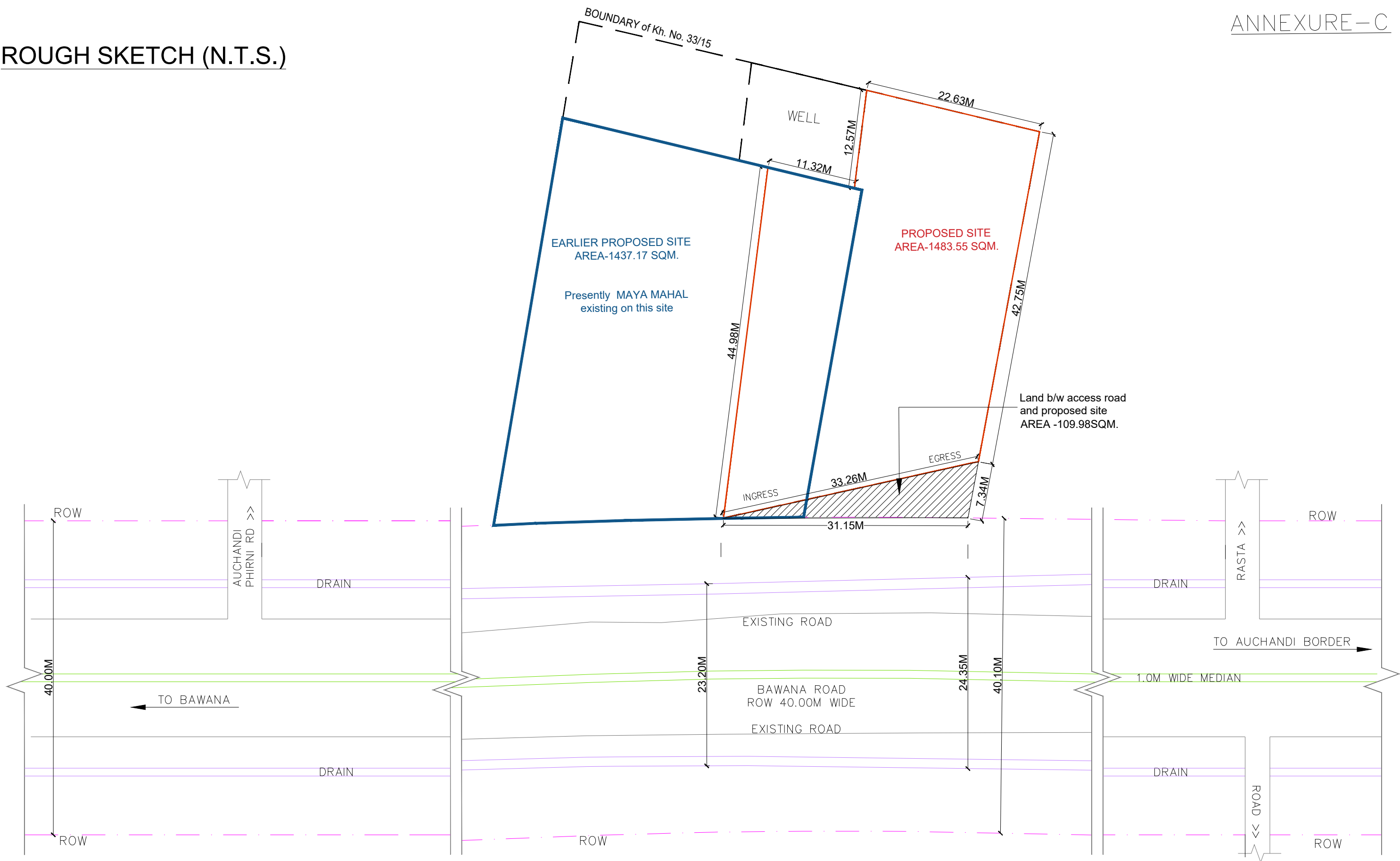






ROUGH SKETCH (N.T.S.)

ANNEXURE - C



PLAN SHOWING THE COMPARATIVE LOCATION OF EARLIER PROPOSED SITE AND THE REVISED SITE

[Draft Agenda for Technical Committee]

ITEM NO.: /2021

**Subject: Planning permission for CNG Station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.**

(File No. PLG/LP/0006/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

### 1. Background

- 1.1 An E- Office file bearing number LD/CL/0001/2021/CNG/F13-COMMERCIAL LAND was received from Director (CL), DDA vide which application of Mr. Balwan Singh Sharma for grant of NOC for setting up CNG Station on private land at Khasra No. 54/16, Village Dichaon Kalan, Delhi was forwarded with the request to examine the case as per policy.
- 1.2 DDA vide S.O. 1244 dated 08.03.2019 notified '*Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi*'.
- 1.3 Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4 Master Plan & Development Control (MP & DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and put up in the Technical Committee (TC) Meeting for approval/ planning permission. The decision of TC will be communicated to CL Branch for further necessary action.
- 1.5 Director (CL) vide note bearing no. PS/Dir(CL)/DDA/2020/01 dated 16.07.2020 mentioned that while reviewing progress, VC- DDA desired that the case be examined quickly on merit and those found in conformity with policy guidelines of DDA be placed before Screening Committee for consideration without any delay.
- 1.6 The 4<sup>th</sup> TC Meeting (held on 20.07.2020), vide Minutes dated 14.08.2020 made some general observations regarding proposals for Planning permission for Fuel Stations.
- 1.7 The 7<sup>th</sup> TC Meeting (held on 05.10.2020), vide Minutes dated 28.10.2020 made some observations to expedite and streamline the processing of the Fuel Station cases.
- 1.8 Applicant Shri Balwan Singh Sharma, vide letter dated 28.07.2021 informed that 'the proposed Site ingress has been shifted 9 m from the edge of plot boundary to fulfill the minimum distance 50 m from edge of the road. It is also mentioned that one similar proposal has been approved in DDA vide Item No. 52/2020 of 10<sup>th</sup> TC Meeting held on 23.12.2020.

### 2. Examination

- 2.1 Indraprastha Gas Limited (IGL) vide letter dated 16.06.2021 submitted documents such as attested Site cum Linear Layout Plan and PESO approval (along with the approved drawing) with respect to the case under reference. Accordingly, a Joint Site Inspection was conducted on 29.06.2021 by Planning Department along with representative from IGL in order to scrutinize the application submitted by the



applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.

2.2 Further, amended linear layout plan (**Annexure A**), undertaking and fresh Lol were resubmitted by IGL on 19.07.2021.

2.3 Based on the above and as per the standard proforma prepared through various deliberations by senior officers, matter was examined and following is the status vis-à-vis planning parameters:

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land Use Details of the Site			
a	Planning Zone in which the site falls	Zone L	Planning Zone L	—
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Agricultural	Built- up Residential (as per notified ZDP)	Location of Site u/r on ZDP is placed at <b>Annexure B.</b>
c	Whether site lies in Urban area or Rural area	—	Urban	Village Dichaon Kalan declared 'Urban' vide Gazette notification no. F. 7/79/ADLB/ 2016/CD- 000383132/3827- 3841 dt. 16.05.2017.
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	—	No	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	Yes	Yes	Site u/r falls in Village Dichaon Kalan which is a land pooling village.
h	Name of Land Pooling Zone & Sector number	—	Zone L, Sector 06	—
i	Undertaking for participation in Land Pooling Policy	—	Submitted	Submitted by IGL on 19.07.2021. Not signed by original land owner.
2	Plot Details			
a	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EVC Station	CNG Station	Application is submitted for CNG/ EVC Station whereas PESO approval is for

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
b	Proportion & Location of CNG& EVC earmarked in the map	No	Not required	CNG Station only. However as per Minutes of 7 <sup>th</sup> TC: 'EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it a later stage on need basis as per the Policy'.
c	Area of plot (in sq m)	1225 sq m	1225 sq m (as per submitted drawing)	As per notified Regulations: Minimum size of plot= 30m x 36m i.e 1080 sq m Maximum size of plot= 33m x 45m i.e 1485 sq m
d	Plot Dimensions (in Metre)* - Front - Back - Left - Right	Front -- 35 m Back -- 35 m Left -- 42.47 m Right -- 34.90 m (as per submitted drawing)	Front -- 35 m Back -- 35 m Left -- 42.47 m Right -- 34.90 m (as per submitted drawing)	—
e	Whether Plot frontage is at least 30 m, if not what is it?*	35 m	Yes, 35 m	As per submitted drawing and Site survey
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	—	Width varies between 3.23 m to 3.33 m. Area left for road widening is 97.84 sq m.	As per drawing submitted by IGL on 19.07.2021
g	Area of land left for Green/parking, if Plot size > 1485 sq m	—	Not applicable	Area of plot is less than 1485 sq m
h	Site plan showing ingress & egress points	Yes	Yes	Submitted by IGL on 19.07.2021



S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	No	No	—
b	Proposed RoW (as per notified ZDP)	30 m	30 m	—
c	Existing road width in front of the plot*	—	24.30 m	As per submitted drawing and Site survey
4	Distance of Site from nearest intersection			
a	From minor road having RoW less than 30 m*	41.6 m (as per submitted drawing)	40.8 m approximately as per Site Survey Report dt 30.06.2021	A 7.10 m wide road forms an intersection at a distance of 40.8 m from RoW line of road intersection which does not conform to Para 3(vii)a of Regulations dated 08.03.2019.  The road u/r provides access to two Unauthorized Colonies namely Vinoba Enclave Ext & Sainik Enclave (Vinoba Enclave) Block A, B, C (refer Map at Annexure C).
b	From major road having RoW more than 30 m	—	300 m approximately	More than 100 m, conforms to Para 3(vii)b of Regulations dated 08.03.2019
5	Distance of Site from the nearest fuel station of same category			
a	Divided carriageway - Same side of road - Opposite side of road	No	- More than 1000 m which is conforms to Para 3(viii)a of Regulations dated 08.03.2019. - More than 500 m which is conforms to Para 3(viii)b of Regulations dated 08.03.2019.	
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable	—



S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	Submitted	Submitted vide letter dated 16.06.2021.
b	NOC from Traffic Police	—	Not submitted	As per Minutes of the 7 <sup>th</sup> TC held on 05.10.2020, Item no. 39/2020, Para a(i) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'
c	Approval from NHAI (if applicable)	—	Not applicable	—
d	Any other approval/ NOC (if taken)	—	—	—
7	Current Status of Site*	—	Site under reference is vacant and being used for agriculture as on date of Site inspection. An over ground 11 kV HT Line runs along the Site Frontage. Also, three trees along the frontage (within the plot) and four trees along the side of the road are existing.	
8	Any other information/ detail furnished	Renewed Lol from IGL	—	Lol valid up to 30.09.2021 submitted on 19.07.2021

- 2.4 As per amended Linear Layout Plan submitted by IGL on 19.07.2021, distance of ingress from the nearest intersection is shown as 50.6 m. However, as per Para 3(vii) of Regulations dated 08.03.2019, 'the minimum distance of plot from the RoW line of road intersections shall be as follows:
- For minor roads having less than 30m R/W- 50m
  - For major roads having R/W of 30m or more- 100m
  - Frontage of the plot should not be less than 30m'

### 3. PROPOSAL

In view of S. No. 4(a) of the table and Para 2.4 above, since the planning parameters as stipulated in the notified regulations dated 08.03.2020 and as per observations made in 4<sup>th</sup>

TC of 2020 are not being fulfilled, the proposal for planning permission for CNG Station on Private Land Khasra no. 54/16, Village Dichaon Kalan is being put up for consideration and deliberation of the TC.

#### 4. RECOMMENDATION

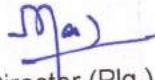
The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.



Assistant  
Director (Plg.)  
Zone L



Dy. Director (Plg.)  
Zone K-I/ L



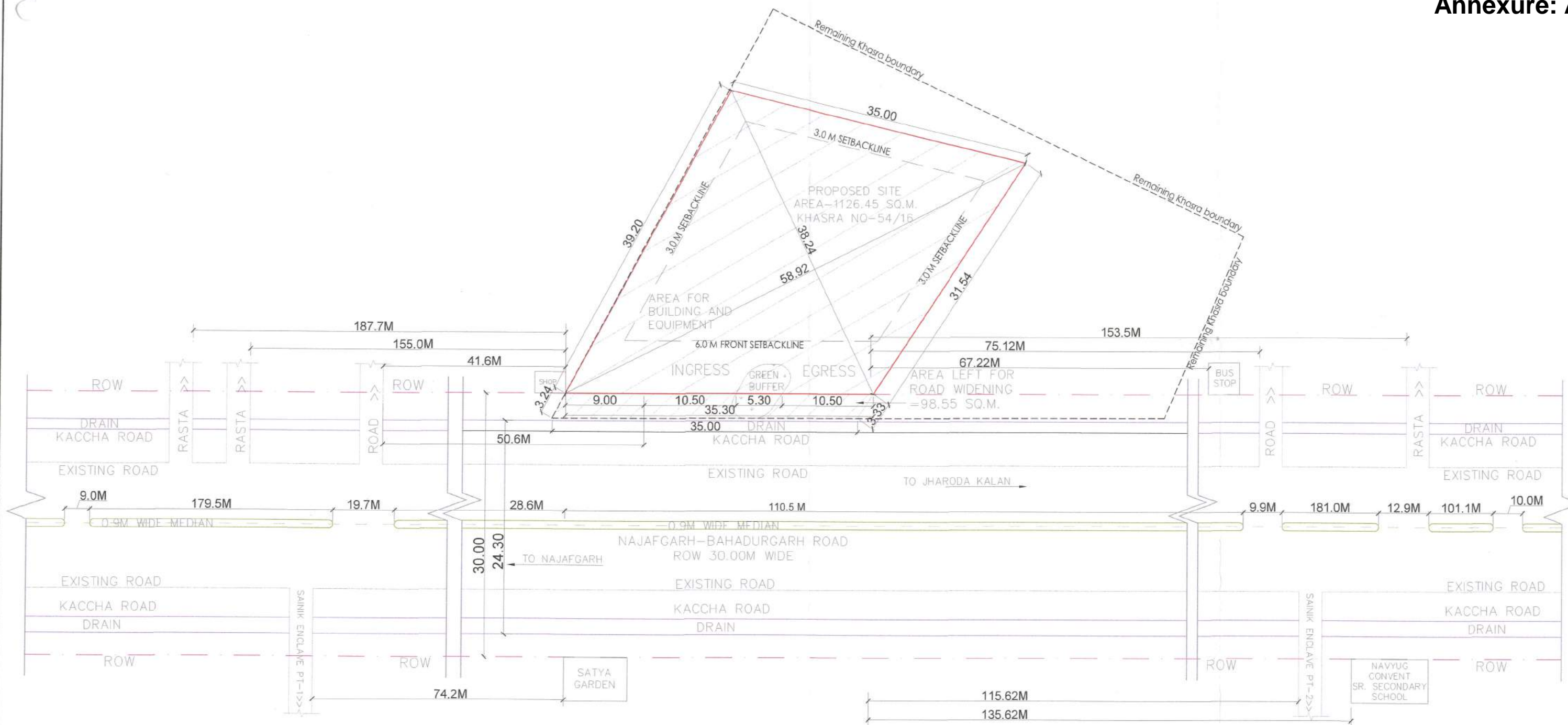
Director (Plg.)  
Land Policy/  
Zone K-I/ L/ N



Additional  
Commissioner (Plg.)-  
IV



## Annexure: A



*Balwan Singh* *(Signature)*  
**Pavneet Singh Batra**  
 Chief General Manager - CNG Projects  
 Business Development & Corporate Planning  
**INDRAPRASTHA GAS LIMITED**  
 IGL Bhawan Plot No. 04, Community Center  
 Sector-09, RK Puram, New Delhi-110022

### LINEAR LAYOUT PLAN

DATE	12-07-2021
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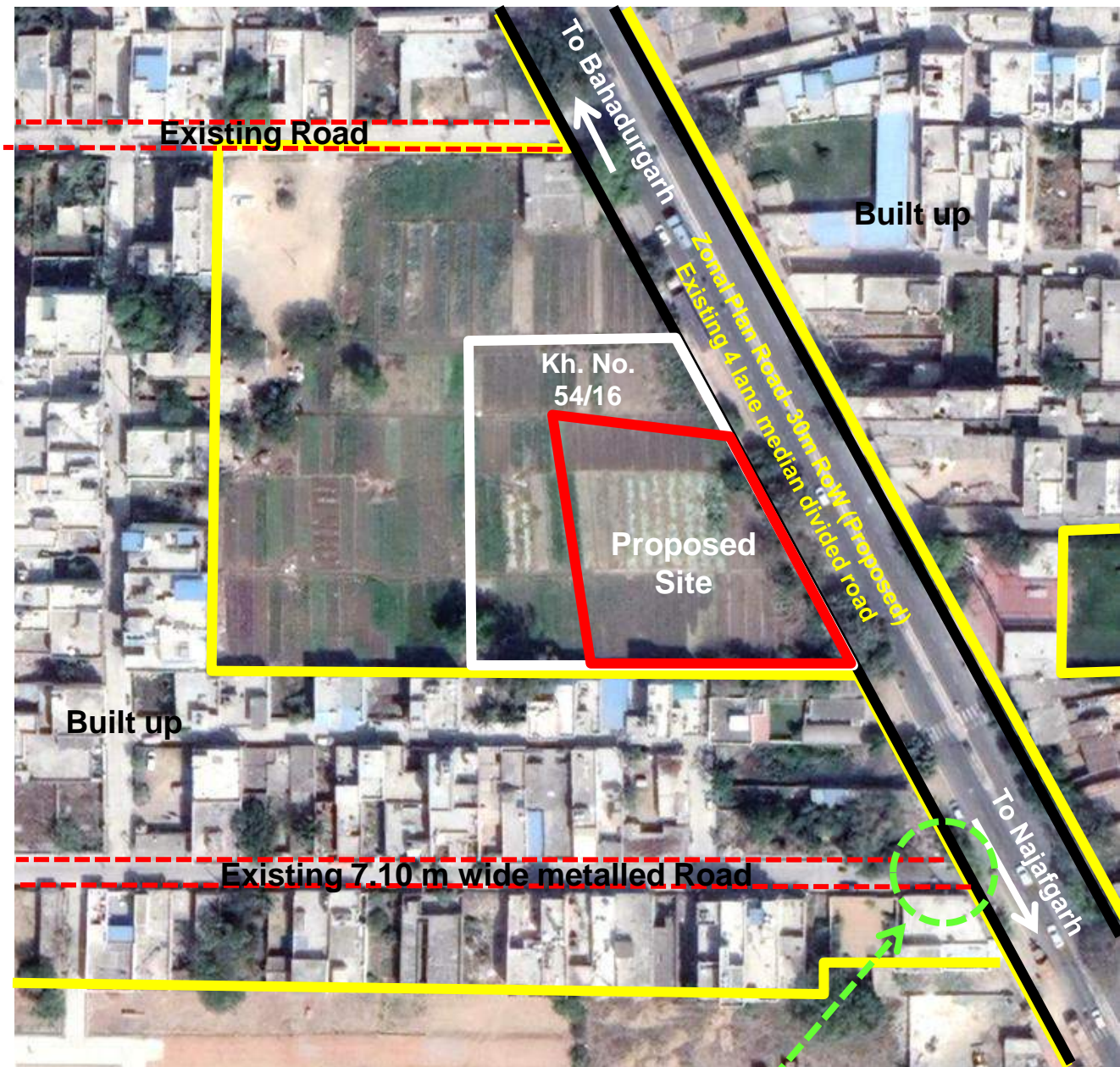
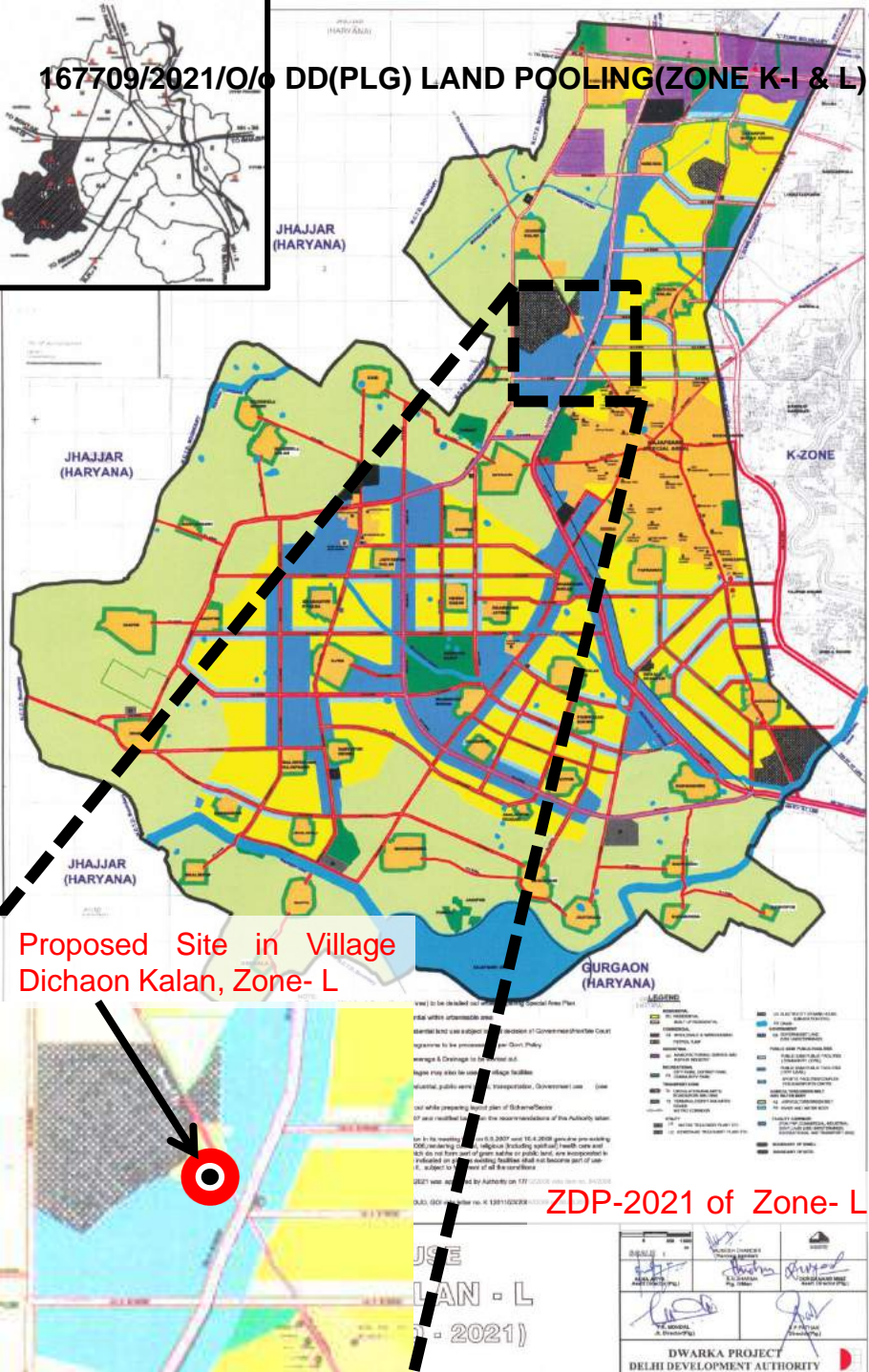
DRAWN BY  
AR. YASHK

SCALE—N.T.S.

DWG NO.— 32







Existing intersection due to minor Road located 40.8 m away

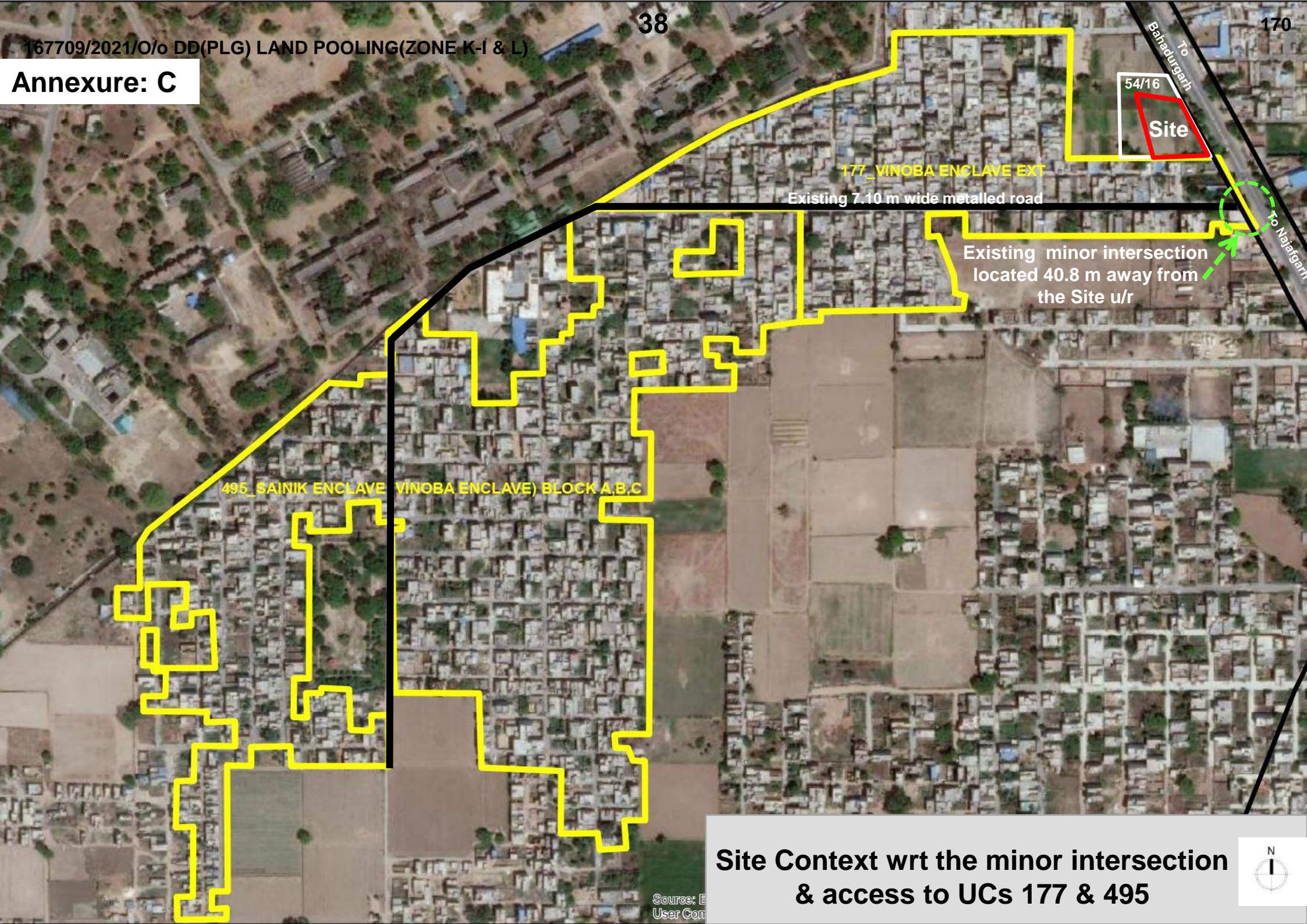
Location of Proposed Site in Village Dichaon Kalan on ZDP- 2021

Location of Khasra & Proposed Site in Village Dichaon Kalan on Satellite Imagery





**Annexure: C**



**Site Context wrt the minor intersection  
& access to UCs 177 & 495**





**NORTH DELHI MUNICIPAL CORPORATION**

Item No.

Date:

**AGENDA FOR THE TECHNICAL COMMITTEE MEETING**

**Sub:- Construction of a New Tower to construct 18 flats in Modern Co-op Group housing Society at Plot No.5, Sector-15, Rohini, New Delhi as per Hon'ble Supreme Court of India Judgement Dated 08.05.2019 to rehabilitate members of society evicted from their flats.**

File No.

**1.0 Background:-**

- 1.1 The Proposal for relaxation in the **set back from 12.0 mts to 9.124 mts in accordance with table no. 17.1(iv)** in special circumstances has been received from the Administrator of Modern Co-operative Housing Society Pvt. Ltd.
- 1.2 Modern Co-operative Group Housing Society Ltd, Plot no. 5, Sector 15, Rohini, New Delhi-110089 is an existing group housing society having 211 flats in three towers. The plan was approved by DDA in 1986. The file of Modern CGHS (F.23(57)86/Bldg./Vol-I) was handed over by DDA to SE(HQ) MCD on 08.05.2012.

The society had 211 members, some defaulter members were expelled in 1987 and new members were enrolled in place of them. The intimation of expulsion and enrollment of members was sent to Registrar co-operative societies (RCS) by society timely. The construction was completed with the money contributed by newly enrolled members. The RCS rejected the expulsion of members in 1997 after 8 years. The Delhi High Court had set aside order of RCS in 2002. The society allotted these flats to the newly enrolled members in 2002 after the court order.

On 18.10.2010 Hon'ble Supreme Court had set aside the order of Delhi High Court with direction to adjust the expelled members against the flats occupied by affected newly enrolled members since 2002. The affected members by this judgement approached Hon'ble Supreme court in 2011.

- 1.3 The Hon'ble Supreme Court of India judgement dated 8.5.2019 directed the Administrator of Modern CGHS Rohini and North Delhi Municipal Corporation (North DMC) as given below (relevant portion of judgement) to construct a new tower for rehabilitating some member and their families in the existing society by constructing an additional tower in the same premises.

**“12(d) Within in one month from the date of this order, the Administrator shall prefer an appropriate application annexing therewith all the required documents including plans & drawings and seek permission to erect a new building with 18 apartments. Such application shall be preferred with the concerned appropriate authorities including Municipal Corporation of Delhi.**

**(e) Municipal Corporation of Delhi which has agreed in principle that the permission for erecting a new building can be granted, shall consider said application within one month from the date when the application is preferred.”**

- 1.4 Hon'ble Supreme court had delivered the above judgement after submission of an affidavit by North DMC agreeing and providing in principal consent for the proposal of constructing new tower.
- 1.5 The Administrator Modern CGHS submitted a proposal for approval of layout for construction of additional flats to North DMC on 29.06.2019 as per directions of the Hon'ble Supreme Court Judgement.



- 1.6 The Asstt. Town Planner, North MCD vide letter dated 23.10.2019 and subsequent reminder dated 21.11.2019 requested to Administrator, Modern CGHS for submission of some additional documents. M/s Design Enhance, Architect vide letter dated 28.11.2019 submitted documents and plans to Asstt. Town Planner, North MCD.
- 1.7 The Asstt. Town Planner vide letter dated 06.03.2020 requested to the Commissioner (Plng.), DDA with copy to administrator/architect, referring LOSC item No.04/20 dated 19.02.2020 for comments of DDA w.r.t. setback of the proposed new tower.
- 1.8 The Dy. Director (Bldg), DDA vide letter dated 04.08.2020 to Asstt. Town Planner stated that area is de-notified and handed over to MCD hence does not fall under jurisdiction of Building Section, DDA. It further stated that provision for Setbacks, Ground Coverage, FAR etc are available in UBBL-2016 & MPD-2021.
- 1.9 The Asstt. Town Planner, North DMC, vide letter dated 04.09.2020 requested to the Administrator, Modern CGHS to submit again corrected drawing along with complete details showing parking, green areas w.r.t. earlier approved plan and present proposal and correction in setback as clarified by DDA. The Administrator, Modern CGHS vide letter dated 14.09.2020 submitted drawings with all required details to the Asstt. Town planner in response to their letter dated 04.09.2020.
- 1.10 The Asstt. Town Planner, North DMC vide letter dated 22.10.2020 requested to the Commissioner (Plng.), DDA to provide clear comments whether the proposal of new tower in the rear side of the society adjoining the old towers which were approved by DDA in year 1986 with rear setback 7.07 meter, can be considered for approval u/s 313 of DMC Act.
- 1.11 The Director (Bldg.), DDA vide letter dated 25.11.2012 responded to the Chief Town Planner, North DMC stating that the file of Modern CGH (F.23(57)86/Bldg./Vol-I) has been handed over to the SE(HQ) MCD on 08.05.2020 and suggested North MCD to convene a meeting with the officers of DDA (Planning and Building) and North DMC to examine the matter.
- 1.12 The Asstt. Town Planner, North DMC, vide letter dated 10.03.2021, communicated the decision of Layout Scrutiny Committee (LOSC) under Item No.02/20 dated 02.02.2021 to the Administrator, Modern CGHS that "The case was discussed in light of the DDA's reply dated 25.11.2020 w.r.t. rear setback proposed for the new tower by the society i.e. 9.124 m against 12.0 m. The Committee is of view that the society is availing benefit of increased FAR for construction of new tower as per the norm prescribed in MPD-2021 for group housing and as such the norms of the MPD-2021 should be adhered in all respect and hence the rear setback for new tower should be maintained as per present norms. The concerned officials of DDA were called for the meeting but the concerned officer of DDA in this matter has not attended the meeting of LOSC. After discussion the Committee decided that the case may be referred to the DDA, being the competent authority to relax setbacks in special circumstances and to put the same before their Technical Committee and thereafter the case be place before the Standing Committee for approval of revised layout plan."
- 1.13 The Asstt. Town Planner vide letter dated 10.03.2021 has requested the Administrator, Modern CGHS to provide the agenda for forwarding the same to be forwarded before the Technical Committee of DDA for its consideration.

## 2.0 Examination:-

- 2.1 The site under reference i.e. Modern CGHS, Plot No. 5, Sector 15, Rohini, Delhi-110089 'Residential' use zone as per the Zonal Development Plan of Zone 'H', approved under MPD-2021.



The total area of the complex is 13564.91 sqm out of which 1979.73 sqm FAR (confirming that the total FAR used including the existing structure is 185.77%) has been proposed for construction of new tower in the same premises.

2.2 As per site report the area proposed for the new tower to accommodate 18 dwelling units is lying vacant. The setbacks as marked on the plan submitted by the applicant tallies at site. However, temporary structure (Temple) partially coming in the rear setback.

2.3 As on date there is no court case on the land mentioned in proposal.

2.4 The site u/r is not covered under NCZ or NMA.

2.5 The site u/r falls under Residential Use Zone admeasuring 13564.91 sqm. Details of proposal is as under:-

Sl. No.	Item		As per earlier layout plan Approved by DDA	As per revised / layout (proposed as per MPD-2021)
1	Permissible Ground Coverage		<b>35 %</b> 4747.72sqm	<b>33.3 %</b> 4517.12 sqm
2	Gr. Covg	Block A (991.21)	<b>24.83 %</b> 3367.92 sqm	<b>26.45%</b> 3587.89 sqm (3367.92 +219.97)
		Block B (1952.90)		
		E.S.S Block (143.10)		
		S.P.A Block ( 92.22)		
		Community Hall (188.49)		
3	Permissible FAR		<b>175</b> (23738.59 Sq. mts.)	<b>200</b> (33135.60 Sq. mts.)
4	Achieved FAR		<b>171.18</b> 23220.92 Sqm	<b>185.77</b> 25200.65 sqm (23220.92 + 1979.73)
5	Permissible height		-	NR
6	Achieved height		G+7	G+ 7 & New tower G+9
7	Total No. of Dwelling Units		211 No.	229No.
8	Basement Area		775.240 sqm	775.240 sqm

### 3.0 Information required as per the MoUD, GoI letters dated 07.04.2015/ 04.09.2015:

S.No.	Information required	Explanatory background
<b>A. As per MoUD letter dated 04.09.2015</b>		
(i)	Background Note indicating the current situation / provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar proposals of rear setback relaxation have been processed by DDA earlier.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed in the Authority meeting.
(iv)	How and why the proposal was initiated;	As mentioned in para 1.0 above
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Sincethere are already 211 flats in existing3 towers approved by DDA with rear setback of 7.07 m and the new proposal has 9.124 m rear set back there will be no adverse impact. A new tower will re-habilitate members evicted from their flats in line with Hon'ble Supreme Court Judgement dated 08.05.2019.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As per (v) above.
(vii)	How the proposal will benefit in the	The proposed new tower will comply with the



	development and economic growth of the city;	Hon'ble Supreme Court judgement that was passed by the court on 08.05.2019 to construct additional flats in a new tower to re-habilitate evicted members in the same society.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made as per the existing conditions at site.
(ix)	What will be the public purpose served by the proposed modification;	As stated in (vii) above. It will re-habilitate the evicted members in the same society and meet ends of justice in compliance of the Hon'ble Supreme Court judgement dated 08.05.2021.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	No families/ people will be adversely affected in due to the proposal.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposal has been made in accordance with Master Plan provisions for FAR, Ground coverage, parkingetc and in principal agreed by North DMC in the <b>Hon'ble Supreme court.</b>
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	This project will require relaxation in rear set back norms as the existing society was built over DDA approved plan with 7.07 m. The proposed tower has 9.124 m rear set back against present norms of 12m for new buildings which can be relaxed in special circumstances as per <b>MPD2021 table no. 17.1 (iv).</b>
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The concerned Departments of North DMC have been consulted & the proposal has been made accordingly.
(xiv)	Ministries of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	Not applicable
(xv)	Background Note indicating the current situation/ provisions;	As per the current provision of MPD- 2021, setback required for group housing is 12 mts.
(xvi)	Whether similar proposals have earlier been considered by DDA/ Ministry and / or disposed, if yes, when and how;	The proposal of setback relaxation for sanctioning of layout plan of Daulat Ram College has been approved by Technical Committee vide item no. 5/2020 dt. 4/2/2020.

**B. As per MoUD letter dated 07.04.2015:**

a.	Whether the land is government or private and who is the land owning agency?	The land is owned by Modern CGHS Ltd, Housing Society and under the North DMC.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	N.A.
c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	This pertains to DDA
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	NA
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/	N.A




	polices?	
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	There will be no implication regarding Law & order on the general public.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As on date there is no court case on the land mentioned in proposal.

#### 4.0 Proposal:-

Based on the suggestion and examination, the relaxation in the **set back is proposed from 12.0 mts to 9.124 mts in accordance with table no. 17.1(iv).**in special circumstances to rehabilitate evicted members in the society in compliance with Supreme Court Judgement dated 08.05.2019 for sanctioning of revised layout plan Modern Co- operative Group housing society, Rohini.

#### 5.0 Recommendations: -

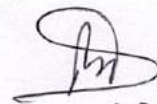
The proposal as given in para 4.0 above is placed before Technical Committee for consideration under clause 8(2) of chapter 17.0 Development Code of MPD- 2021.



Plg. Asstt.



ATP- II



Chief Town Planner

CONTEMPT PETITION (C) NOS.1505-1506 OF 2017 IN SLP (C) NOS.10375-10376 OF 2017  
SANT LAL GUPTA & ORS. VS. UMESH KUMAR JAIN & ORS.

1

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION  
CONTEMPT PETITION (CIVIL) NOS.1505-1506/2017

IN

SPECIAL LEAVE PETITION (CIVIL) NOS.10375-10376 OF 2017

SANT LAL GUPTA & ORS.

...Petitioner(s)

VERSUS

UMESH KUMAR JAIN & ORS.

...Respondent(s)/  
Alleged Contemnor(s)

WITH

MA NO.1260/2018 IN C.A. NO.9439 OF 2003

MA NO.1261/2018 IN C.A. NO.9439 OF 2003

MA NO.1262/2018 IN C.A. NO.9439 OF 2003

MA NO.1263/2018 IN C.A. NO.9439 OF 2003

JUDGMENT

Uday Umesh Lalit, J.

1. This Contempt Petition *inter alia* seeks enforcement of the order dated 31.03.2017 passed by this Court in SLP(C).....CC No.6319 of 2017 and prays for direction that the contempt petitioners be put in possession of



12 apartments indicated in the Contempt Petition. The order dated 31.03.2017 passed by this Court was to the following effect:

“Taken on board.

Application for exemption from filing certified as well as plain copy of the impugned order and permission to file SLP(s) without certified copy as well as plain copy of impugned order are allowed.

We do not see any reason to interfere with the impugned order(s) of the High Court. The special leave petitions are dismissed.

Learned Counsel for the petitioners requests that the petitioners be given some reasonable time to vacate the disputed premises in question.

Having regard to the facts and circumstances and the history of the case, we deem it appropriate to grant three months' time to the petitioners to vacate the premises in question subject to the condition that the petitioners shall file an undertaking before this Court that they would so vacate. Such an undertaking be filed by the petitioners within a period of two weeks from today.”

2. The facts leading to the filing of this Contempt Petition, in brief, are as under:

- a) The Modern Cooperative Group Housing Society Limited having an approved strength of 211 members passed a Resolution dated 27.12.1987 in a General Body Meeting expelling 27 members including the present contempt petitioners. It appears that there were certain resignations after such expulsion and 15 new members

including the alleged contemnors herein were inducted against the vacancies.

b) The expulsion of those 27 members was subject matter of challenge and finally by judgment and order dated 18.10.2010 passed by this Court in Civil Appeal No.9439 of 2003, the claim of those who were expelled, was accepted and following direction was passed:

“31. Be that as it may, we have been informed by learned counsel for the parties that the Society has been taken over by the Administrator and a large number of flats remained un-allotted. The appellants have filed the information sought by them under the Right to Information Act, 2005 on 23.04.2008 which makes it clear that 15 flats bearing Nos.14, 23, 217, 324, 325, 327, 418, 421, 426, 513, 516, 619, 623 and 726 category – ‘B’ and 737 category – ‘A’ remained unallotted. In order to meet the ends of justice it is required that appellants be adjusted against the said unallotted flats. However, the Society shall put a demand, if any, and the appellants are directed to make the payment with interest in accordance with law.”

c) The newly inducted members including the alleged contemnors then approached this Court by way of IA No.6-7 of 2011 which were

disposed of by this Court on 03.03.2011, recording as under:

“The applicants are permitted to move the Administrator/Registrar, Cooperative Societies, Delhi to vindicate their grievance and it is for them to substantiate and establish their rights. It is made clear that the applications shall be disposed of after hearing the parties as well as Society.”

d) The second round of litigation then began with the newly inducted members approaching Registrar Cooperative Societies submitting *inter alia* that relevant facts were concealed from this



Court and it was not disclosed to this Court that pursuant to the draw of lots held on 20.10.2002, the newly enrolled members were put in physical occupation of said apartments. The matter was considered by the Registrar Cooperative Societies and following order was passed on 24.02.2012:

"08. Meetings with Administrator were held on a number of occasions to discuss the issue of allotment in the light of the Apex Court orders dated 18.10.2010 and dated 04.03.2011 and as a consequence of those meetings, the Administrator in continuation of his letter dated 31.10.2011 sent another letter dated 11.01.2012 informing that in view of the direction of this office which were sent on 01.04.2011 for complying the orders of Hon'ble Supreme Court dated 18.10.2010, the demand letters were sent to the 14 members who were ordered to be admitted by the RCS vide his order dated 26.08.1997. Thirteen persons have deposited the amount demanded from them, however, one person, namely Shri Naurang Ram (Membership No.160) has not deposited the demanded amount. The Administrator was also called in this office, who had apprised the undersigned about the possession of society flats and the matter of occupancy of flat and other related issues were discussed thereafter in the light of subsequent order of Hon'ble Supreme Court on 04.03.2011. In consequence thereof, the Administrator met the persons occupying the 15 flats which were allotted to them in an unauthorized draw, on 01.10.2011 and 10.10.2011. On 20.10.2011 those members have also submitted documents in their possession to the Administrator in support of their claims of being the bonafide members of the society. All these documents have been forwarded by the Administrator to this office apart from forwarding the details of cheques deposited, by the 13 members. These documents were examined and thereafter, as per the direction of the Hon'ble Supreme Court, 15 unauthorized occupants of the flats in the society, were called for personal hearing by the undersigned on 14.02.2012. The Administrator of the society Shri D.K. Mishra, IAS was also called to represent the society. All 15 persons or their representatives as also the Administrator were present during the hearing on 14.02.2012. The applicants re-iterated that they were allotted flats and living in the society since 2002. There



are 06 persons who are still occupying flats and 09 have sold those after getting possession on 20.10.2002.

09. On the basis of the records available in this office, orders passed by the various courts as well as the Apex Court, report of the Administrator and submissions made by the appellants and the unauthorized occupants of the flats in I.A.No.6-7 of 2011, I am of the considered opinion that the self draw held on 20.10.2002 was illegal and this was never organized or regularized by this office. The Hon'ble Supreme Court of India vide its order dated 18.10.2010 upheld the order dated 26.08.1997 of the RCS. The operative part of the order dated, 26.08.1987 of the then RCS in this regard is given below:-

"in the circumstances the proposed expulsions are rejected against 14 persons. The society is directed to readmit the 14 persons whose names are given below:

- |                       |                            |
|-----------------------|----------------------------|
| 1. Sh. Mithlesh Jain  | 2. Sh. Sant Lal Gupta      |
| 2. Sh. Naurang Ram    | 4. Sh. Virender Kumar Jain |
| 5. Sh. Raghbir Singh  | 6. Sh. Om Prakash Gupta    |
| 7. Sh. Rakesh Grover  | 8. Sh. Vijay Grover        |
| 9. Sh. Narender Kumar | 10. Sh. Ram Saran          |
| 11. Sh. Vinod Kumar   | 12. Sh. Shyam Lal          |
| 13. Sh. Kashmiri Lal  | 14. Sh. Shiv Prasad        |

10. In view of the aforesaid order of the Hon'ble Supreme Court, I direct the Society to readmit the above 14 persons as members of the Society. They should be issued share certificate by the Administrator of the society immediately. With respect to the flats being occupied by the applicants, who had filed I.A. Nos.6-7 of 2011 in Civil Appeal No.5439 of 2003, these persons were admitted as members by the Society in utter violation of the provisions of law since there was no clear vacancies at that moment. Accordingly, their admission as members and consequently allotment of flats to them, cannot be recognized and same is therefore set aside."

e) The aforesaid order directing those 14 persons to be re-admitted, was confirmed by the Financial Commissioner in Revision Petition Nos.119 of 2012 and 151 of 2012. The matter reached the High Court by way of Writ Petition (Civil) No.4202 of 2014 at the



instance of the newly inducted members. The challenge was rejected and the following order was passed by the High Court on 31.01.2017.

"16. We, therefore, dispose of the writ petitions with the direction to the RCS to draw out a seniority list of members after consultation with the Administrator. The members lower in the seniority will have to surrender and vacate the flats in their occupation in favour of the Rakesh Grover Group (14 members). We are given to understand that the members lowest in the seniority list are in occupation of flats mentioned and recorded by the Supreme Court in paragraph 31 of their order dated 18<sup>th</sup> October, 2010. This is apparently correct and this is the reason why they have filed W.P. (C)No.8553 of 2014. They would have to vacate and handover the possession of the flats to Rakesh Grover Group (14 Members).

17. The RCS will complete the aforesaid exercise within a period of two months from the date a copy of this order is received. With the aforesaid directions, the writ petitions are disposed of. All pending applications are also disposed of. No costs."

(f) The order passed by the High Court was put in challenge before this Court and the special leave petitions were dismissed by this Court on 31.03.2017. In terms of the liberty granted, the special leave petitioners filed appropriate undertakings to vacate the apartments in their occupation. The undertakings were filed on 13.04.2017 and the relevant averments in that behalf are to be found in para no.15 of the present contempt petition as under:-

"15. That as many as 12 persons have filed undertakings on 13.04.2017 vide Diary No.31470 before this Hon'ble Court. The names of the persons/contemnors, filed the undertaking with flat number are given herein below:-

(i) Dinesh Kumar – Flat No.327

- (ii) Harbinder Kaur Sarna – Flat No.623
- (iii) Ritu Sethi – Flat No.325
- (iv) S. Khurana (Sneh Lata Khurana) – Flat No.513
- (v) Ritu Singh – Flat No.619
- (vi) Anita Goel – Flat No.516
- (vii) Trishala Jain alias S.B. Sharma – Flat No.426
- (viii) Umesh Kr. Jain – Flat No.726
- (ix) Arun Kumar Jain – Flat No.421
- (x) Devender Nath Sharma – Flat No.217
- (xi) Vineet Mittal – Flat No.14
- (xii) Sanjay Kumar – Flat No.418”

3. Alleging that despite such undertakings, the alleged contemnors had failed in vacating the apartments in question and in handing over possession, the present contempt petition was filed. The notice was issued on 04.08.2017 and by further order dated 25.01.2018 status quo was directed to be maintained.

4. It was submitted on behalf of the alleged contemnors that they had been inducted as new members, had paid all the instalments which the society had demanded, and had been in occupation of the apartments for last several years. It was further submitted that the entire construction was undertaken on the strength of deposits made by all the members including the alleged contemnors and it would result in great prejudice, if they were now asked to vacate the apartments after such a length of time. It was also submitted that the land in occupation of the society was sufficient enough where one more building could be constructed and if such possibilities were explored, the interest of the alleged contemnors could also be taken.



care of. Finding substance in the submission, following order was passed by this Court on 25.10.2018:-

"We have heard Mr. A.K. Panda, learned senior counsel appearing for the Administrator/Society and all other learned counsel. We direct the Administrator to file an affidavit indicating:

(1) The extent of land available where a Tower could be constructed;

(2) The extent of FAR available to the Society as on date;

(3) How many apartments could be constructed in the open piece of land still available with the society?; and

(4) The technical details including the timeline and the cost of construction which would be required to complete the project.

All these details shall be supported by technical appraisal by a qualified Architect. The affidavit be filed within four weeks from today."

5. Thereafter the matter appeared on 29.11.2018, when the following order was passed:-

"Pursuant to our order dated 25.10.2018, an affidavit has been filed by the Administrator of the Modern Cooperative Group Housing Society Ltd. The documents annexed to the affidavit indicate that quotations were called for from the Architects and quotation submitted by the Design Enhance, 310, S.G. Shopping Mall, D.C. Chowk, Sector - 9, Rohini, Delhi-110085 was accepted and work order was also issued on 20.11.2018.

Learned Counsel appearing for the administrator submitted that the architect's report is expected shortly and that the matter be suitably adjourned to enable the administrator to place on record complete documentation including the cost analysis as well as the number of apartments that could be constructed in the new building.

"We accept the submission and adjourn the matter for six weeks, to enable filing of such appropriate affidavit."

6. The subsequent order dated 10.01.2019 passed by this Court was as under:

"In pursuance of order dated 29.11.2018 passed by this Court, an affidavit has been filed by the Administrator of the Modern Cooperative Group Housing Society Limited on 07.01.2019. The affidavit has enclosed an extract of the report given by the Architect who has opined that within the FAR available for the Society, new tower can be constructed in the existing plot with 18 apartments of the size of 83.46 sq.meters each. It is a matter of record that there are 14 claimants involved in the matter and as such four apartments could be constructed over and above the existing requirement.

At this stage, we deem it appropriate to solicit the response of the Municipal Corporation of Delhi (North), whether such tower can be constructed and whether it would be within the FAR permissible for the society. Let a copy of this petition be served upon the Municipal Corporation of Delhi (North) which shall file its response within three weeks from the receipt of the notice.

We also direct the Administrator to convene a meeting of the General Body of the Society so that the proposal submitted by the Architect could be discussed in the meeting and response of the General Body could be placed on record before the next date of hearing.

Learned counsel for the alleged-contemnors shall also file individual affidavits of undertaking on behalf of every single alleged-contemnor indicating his/her willingness to deposit a sum of Rupees thirty lakhs into the account of the Society so that appropriate orders can be passed on the next date of hearing. The affidavit of undertaking must also indicate the time-line within which such deposit can be made."



7. Thereafter, affidavits were filed by all the alleged contemnors indicating their willingness to deposit a sum of Rs.30 lakhs as stated in the order dated 10.01.2019. A General Body meeting was convened on 24.02.2019 which was attended by 73 members including 14 persons who have been litigating and are interested in getting back the possession of the apartments, whereas the alleged contemnors, having lost the status as members, could not vote. 43 members voted against the proposal of having a new building constructed, while 30 members voted in favour of the proposal. Nine Postal ballots received after the meeting showed that all nine members had cast their votes in support of the new construction. Thus, the voting pattern was:- 43 votes against the proposal and 39 votes in favour of the proposal.

8. The matter thereafter came up on 28.02.2019 when following order was passed:-

"In accordance with the direction issued by this Court on 10.01.2019, a General Body Meeting of the Society was held under the Chairmanship of the Administrator on 24.02.2019. Minutes of the Meeting are enclosed in the Affidavit tendered across the bar by the Administrator. The affidavit is taken on record.

Mrs. Kiran Bhardwaj, learned counsel has also filed affidavit on behalf of some of the alleged contemnors pursuant to the directions issued in the order dated 10.01.2019. 11 of the alleged contemnors have thus filed affidavits, which are taken on record. Copies of these affidavits be given to the other side.

Further, pursuant to the direction issued on the last occasion, an affidavit has also been filed on behalf of the North Delhi Municipal Corporation, para 3 whereof reads as under:

"3. That accordingly, on last date of hearing i.e. on 10.01.2019 this Hon'ble Court has directed the Municipal Corporation of Delhi (North), to file its response as to whether such tower can be constructed and whether it would be within the FAR permissible for the society.

In regard to the above order dated 10.01.2019, it is respectfully stated that there is no record pertaining to approved layout that there is no record pertaining to approved layout plan/completion plan of Modern Cooperative Group Housing Society Limited available in the department, so as to ascertain the balance FAR availing for further construction by the society. Further, it is submitted that new tower with 18 dwelling units can be constructed only (if balance ground coverage and FAR is available as against permissible ground coverage and permissible FAR prescribed for group housing in MPD-2021 under clause 4.4.3. B-Residential Plot - Group Housing mentioning as below:

1. Maxi, Ground Coverage: 33.3% (in case addition of alteration of existing DUs for availing balance FAR ground coverage upto 40% may be allowed.
2. Maximum FAR: 200
3. Height: NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
4. Parking: 2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm for EWS/Service Personal Housing."

Since the Minutes of the General Body Meeting dated 24.02.2019 has taken a particular stand, we direct the Administrator to place on record, for our perusal, complete record with respect to the said meeting including E-mails



and letters received by the Administrator in respect of said meeting.

9. We have heard Mr. S.D. Singh, learned Advocate for the contempt petitioners, Ms. Kiran Bhardwaj, learned Advocate for alleged contemnors, Mr. Praveen Swarup, learned Advocate for the Municipal Corporation of Delhi and all other learned Advocates. Mr. S. D. Singh very fairly submitted that if the contempt petitioners were assured of possession of apartments, they would be having no objection to support the cause of the alleged contemnors in having a new building constructed by the society. Consequently, the voting pattern which effectively was 43 votes against the proposal and 39 votes in favour of the proposal would then drastically change and would be 29 votes against the proposal and 53 votes in favour of the proposal.

10. Some of the salient features in the matter are:-

1. The alleged contemnors have violated the orders passed by this Court and despite having furnished appropriate undertakings, have failed to vacate and hand over possession. But there are certain equities in their favour; in that they were inducted as members not clandestinely but against the resultant vacancies after expulsion of certain members, that they had paid all the instalments in time, that on the basis of such instalments paid by

the members including the alleged contemnors the construction was completed, and that they were put in possession of the apartments soon thereafter.

2. It is only as a result of the expulsion orders of the contempt petitioners getting set aside that the alleged contemnors have to vacate their apartments and make way for the contempt petitioners.

3. The society had raised amounts and was benefited from two sets of persons that is the alleged contemnors as well as the contempt petitioners and the fact of the matter is that the society is presently having funds to the tune of more than Rs.4 crores.

11. Going by the reports made by the Architect a new building can be constructed with 18 apartments, which means that after satisfying the requirements of all the alleged contemnors there will still be some apartments left, from the sale of which money for construction can be garnered.

Furthermore, according to the Architect, within the FAR available to it, the society can construct such new building. The Municipal Corporation of Delhi has also in principle agreed that (if FAR is available,) the authority would not have any objection to grant permission for construction of a new building.



12. In the circumstances, though we are considering the matter in contempt jurisdiction, in our considered view ends of justice would be met, if following directions are passed:-

a) All the alleged contemnors shall vacate their respective apartments on or before 31.08.2019. The apartments so vacated shall thereafter be allotted to those persons who were directed to be re-admitted as members in terms of para 9 of the order passed by the Registrar, Cooperative Societies on 24.02.2012. The allotment shall be done in the presence of an Official from the Office of the Registrar, Cooperative Societies in a manner known to law.

b) Each of the alleged contemnors, if he or she desires to have a new apartment in the newly erected building, shall deposit a sum of Rs.10 lakhs with the Administrator of the Modern Cooperative Group Housing Society Limited on or before 31.10.2019. Along with such deposit, an appropriate affidavit shall be filed by such person (s) undertaking that in case any further amount (s) are to be deposited towards the cost of construction, he or she shall abide by such requisition scrupulously.

c) Upon such deposit and furnishing of an affidavit every such person shall be re-admitted in the Society as a Member.

d) Within one month from the date of this order, the Administrator shall prefer an appropriate application annexing therewith all the required documents including plans and drawings and seek permission to erect a new building with 18 apartments. Such application shall be preferred with the concerned appropriate Authorities including Municipal Corporation of Delhi.

(e) Municipal Corporation of Delhi which has agreed in principle that the permission for erecting a new building can be granted, shall consider said application and take appropriate decision in the matter within one month from the date when the application is preferred.

(f) After the construction has begun, the Administrator shall be entitled to initiate the process for having new members admitted who are willing to deposit such sums as are required towards the cost of construction of an individual apartments which could then be allotted to them.



(g) The Administrator shall also be entitled to have a fresh draw of lots in the presence of an Official from the Office of Registrar, Cooperative Societies in respect of the building to be constructed so that each of those 18 apartments could be allotted to the concerned persons including the alleged contemnors herein.

(h) The alleged contemnors shall have to find new or transit accommodation till they are finally put in possession of the apartments so allotted to them after completion of construction. The cost and charges in that behalf shall be borne by the alleged contemnors and they shall not be entitled to have any amount reimbursed either from the society or from any of the members.

(i) Whether the cost of construction must come entirely from the allottees of apartments in the new building to be constructed or whether the society would like to contribute in that behalf, is a matter which ought to be decided by the society. We may only observe that the alleged contemnors had made their contribution and as a matter of fact the society has funds to the tune of more than Rs.4 crores available with it.

13. In our view, the directions as aforesaid would not only ensure that the contempt petitioners are put in possession of the apartments to which





# **NORTH DELHI MUNICIPAL CORPORATION**

## **Town Planning Department**

E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No: TP/G/1226/2021

To,

✓ Deputy Director (Plg.)  
Master Plan Section  
Delhi Development Authority,  
Vikas Minar, I.P. Estate,  
New Delhi-110002.

DD (MP)'S Office  
Diary No. 332  
Date 29/2/2021

Dated 29/7/2021

**Sub: Technical Committee Agenda for setback relaxation for sanctioning of Revised layout Plan of Modern CGHS at Plot No. 5, Sector- 15, Rohini, New Delhi.**

**Ref.: PLG/MP/0009/2020/F-15**  
**O/o DY DIRECTOR (PLG)**  
**MP AND DC/397**

Madam,

This is w.r.t the reference cited above wherein it has been conveyed to resubmit the agenda in proper format (forwarded via email dated 19.7.2021) for putting up the agenda in the Technical Committee meeting.

In this regard revised agenda has been prepared as per the above stated guidelines and has been enclosed herewith for consideration of Technical Committee.

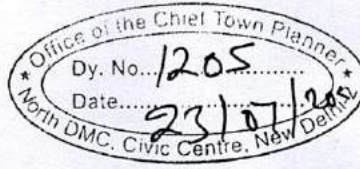
**Encl: As above**

**Chief Town Planner**

**Copy to:-**

1. Sh. Ramchandra M. Shingare, Administrator, Modern Co-opertative Group Housing Society Ltd., Plot No. 5, Sector 15, Rohini, New Delhi- 110085.





दिल्ली विकास प्राधिकरण  
मुख्य योजना विभाग  
छठी मंजिल, विकास मीनार  
आई. पी. इस्टेट, नई दिल्ली-110002  
फोन न: 011-23370507

संख्या : PLG/MP/0009/2020/F-15

दिनांक: 23.07.2021

G/o DY DIRECTOR (PLG)  
MP AND DC/397

To,

Chief Town Planner,  
North Delhi Municipal Corporation,  
Town Planning Department,  
E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,,  
Jawaharlal Nehru Marg, New Delhi - 110002

Sub.: Revised layout Plan of Modern CGHS at Plot No. 5, Sector - 15, Rohini, New Delhi.

Ref.: No. TP/G/393/2021 dated 05.04.2021

Sir,

This is w.r.t. subject and reference cited above wherein agenda w.r.t. Construction of a new tower to construct 18 flats in Modern Co-op Group Housing Society at Plot No. 5, Sector - 15, Rohini, New Delhi as per Hon'ble Supreme Court of India Judgement dated 08.05.2019 to rehabilitate members of society evicted from their flats, has been enclosed for consideration of Technical Committee.

In this regard, I am directed to convey that the letter along with the agenda is being sent back to be resubmitted in proper format (forwarded via email dated 19.07.2021)(copy enclosed) for putting up the agenda in the Technical Committee meeting signed by responsible officer and with approval of the concerned Head of the Department.

भवदीय

Encl.: As above.

शिखा भार्गव  
23/07/2021  
(शिखा भार्गव)

उप निदेशक (यो.) मुख्य योजना एवं विकास नियंत्रण

A-TP-II

ML. Ansh.

23/7





**NORTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**  
 E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
 Jawaharlal Nehru Marg Delhi-02

शक्तिरिक्त (केजना)-I

डावरी सं. 391  
 दिनांक 9/8/21



Dated 5/4/2021

No. TP/6/393/2021

अति. आयुक्त (यो.)-II

To,

डावरी सं. 253

आयुक्त (योजना) कार्यालय

The Commissioner (Plg.)  
 Delhi Development Authority,  
 Vikas Minar, I.P. Estate,  
 New Delhi-110002.

दिनांक 12/4/21

डावरी सं. 1-473

दिनांक 7/4/2021

SS1

13/7/2021

**Sub: Revised layout Plan of Modern CGHS at Plot No. 5, Sector- 15, Rohini, New Delhi.**

Madam,

With reference to the matter on above mentioned subject, the proposal has been received in Town Planning Deptt. North DMC for revision in layout plan of Modern CGHS for construction of a new tower consisting of 18 flats to rehabilitate members of society evicted from their flats as per the orders of Hon'ble Supreme Court dated 8.5.2019 (copy enclosed).

DDA has approved the aforesaid layout plan having 211 flats in 1986 with rear setback of 7.07 m. However, as per prevailing norms 12m wide setback is required for availing revised FAR for construction of new tower which seems not feasible as per the ground situation. Hence relaxation in setback is required from prevailing norm of 12 m to 9 m. The matter was placed before LOSC vide item no. 02/2021 dated 02.02.2021 and decision taken is as under:-

*The case was discussed in light of the DDA's reply dated 25.11.2020 w.r.t. the setback proposed for the new tower by the society i.e. 9.124 m against 12.0 m. The Committee is of the view that the society is availing benefit of increased Ground Coverage & FAR for construction of new tower as per the norms prescribed in MPD-2021 for group housing and as such the norms of MPD-2021 should be adhered in all respect and hence the setbacks for new tower should be maintained. The concerned officials of DDA were called for the meeting but the concerned officer / representative of DDA in this matter has not attended the meeting.*

*After discussion the Committee decided that the case may be referred to the DDA being the competent authority to relax setbacks in special circumstances and place it before their Technical Committee and thereafter the case be placed before the Standing Committee for approval of the revised layout plan."*

In view of the above LOSC decision agenda for the technical committee has been prepared by the applicant and has been enclosed herewith for consideration of Technical Committee.

**Encl: As above**

Chief Town Planner

Copy to:-

1. Sh. Ramchandra M. Shingare, Administrator, Modern Co-operative Group Housing Society Ltd., Plot No. 5, Sector 15, Rohini, New Delhi- 110085.
2. Sh. Peeyush Srivastava, Architect M/s Design Enhance, 310, SG Shopping Mall, Sector 9, Rohini, Delhi- 110085

12/4/2021

matter pertains to Bldg. section.

comm. clg.

12/4/2021

12/4/2021